

This plan is produced without prejudice to any acquisition and compensation matters for this property.

Significant Existing Features

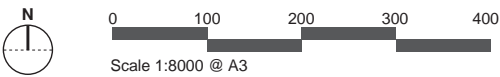
- ★ Current House
- ★ Itinerants Cave
- ★ Leakes Cellars & Mulberry Trees
- ★ Skeleton Creek Waterholes
- ★ Old Farmhouse / Sheds
- ★ Group of Mulberry trees

Legend

- Site Extents
- 1:100 Year Flood Line
- Forsyth Drainage Line
- Ridge Line
- Photo Location
- Significant View
- Heritage Overlay Site
- Dry Stone Wall - Substantial
- Dry Stone Wall - Remnants
- Dry Stone Wall - other
- Existing Trees

Leakes Road | Tarneit

Client	Dennis Family Corporation		
Drawing No	136 345 LMP01	Revision	3
Date	03.05.13		
Drawn By	AL	Checked by	MB
Approved by	FS		



Site Analysis Plan

File location G:\13\136345\SDD\136345_LMP- Site Analysis.indd

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(Summer) View South: existing waterhole and riparian zone with exposed basalt.



(Summer) View West: existing mulberry bush planting adjacent to drainage corridor.



(Summer) View Northwest: drainage corridor with surface basalt and scattered Box Thorn planting.



(Summer) View South: existing Eucalyptus ssp. Along established planter belt.



(Summer) View East: established planter belt and farm lots along Doherty's Road.



(Summer) Views Southwest: Cowies Hill Water tower and the You Yangs in the background.



(Summer) View East: Clear View of Melbourne CBD



(Summer) View Northwest: towards Macedon Ranges and Doherty's Road



(Winter) View Northwest: where skeleton creek crosses beneath Leakes Road.



(Winter) View West: along Doherty's Road, established planter belts and farm lot in middle ground.



(Winter) View South: from Doherty's Road along Skeleton Creek flow path. Residential housing in background



(Winter) View East: existing pond where Dry Creek crosses Derrimut Road. Existing planter belt in background.



Existing dry stone wall (substantial) - to be retained



Remnant dry stone (broken wall) - to be retained



Existing road side dry stone wall - to be removed



Remnant dry stones (broken wall) - to be removed



Remnant dry stones (broken wall) - to be removed



Remnant dry stones (broken wall) - to be removed



Remnant dry stone (broken wall) - to be retained



Existing dry stone wall



Remnant dry stone



Existing road side dry stone wall



Remnant dry stones



Remnant dry stones



Remnant dry stone (broken wall) - to be retained



Existing dry stone wall



Remnant dry stone



Remnant dry stone

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Client	Dennis Family Corporation		
Drawing No.	136 345 LMP02	Revision	3
Drawn By	JY	Checked by	MB
		Approved by	FS



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Site Photos

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Remnant dry stone



Remnant dry stone



Existing road side dry stone wall
- to be removed



Remnant dry stones (broken wall)
- to be removed



Remnant dry stones (broken wall)
- to be removed



Remnant dry stones (broken wall)
- to be removed

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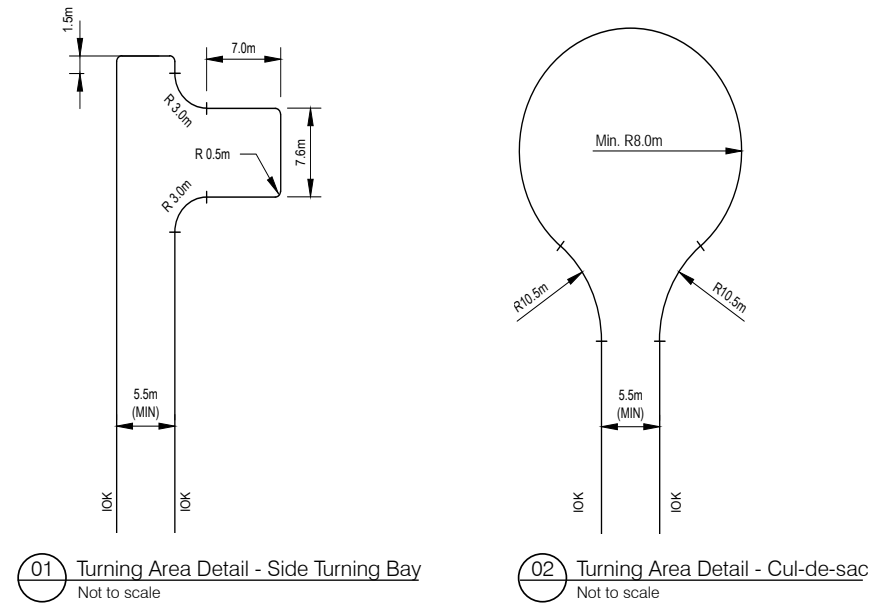
Client	Dennis Family Corporation				
Drawing No	136 345 LMP03	Revision	3	Date	03.05.13
Drawn By	JY	Checked by	MB	Approved by	FS



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01 Turning Area Detail - Side Turning Bay
Not to scale

02 Turning Area Detail - Cul-de-sac
Not to scale

Source: GAA Engineering Design & Construction manual Appendix D - Figure 5



Leakes Pty Ltd | Wyndham North

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Client	Leakes Pty Ltd			
Drawing No	136 345 LMP05	Revision	6	Date
Drawn By	AL/JY	Checked by	MB	Approved by
FS				

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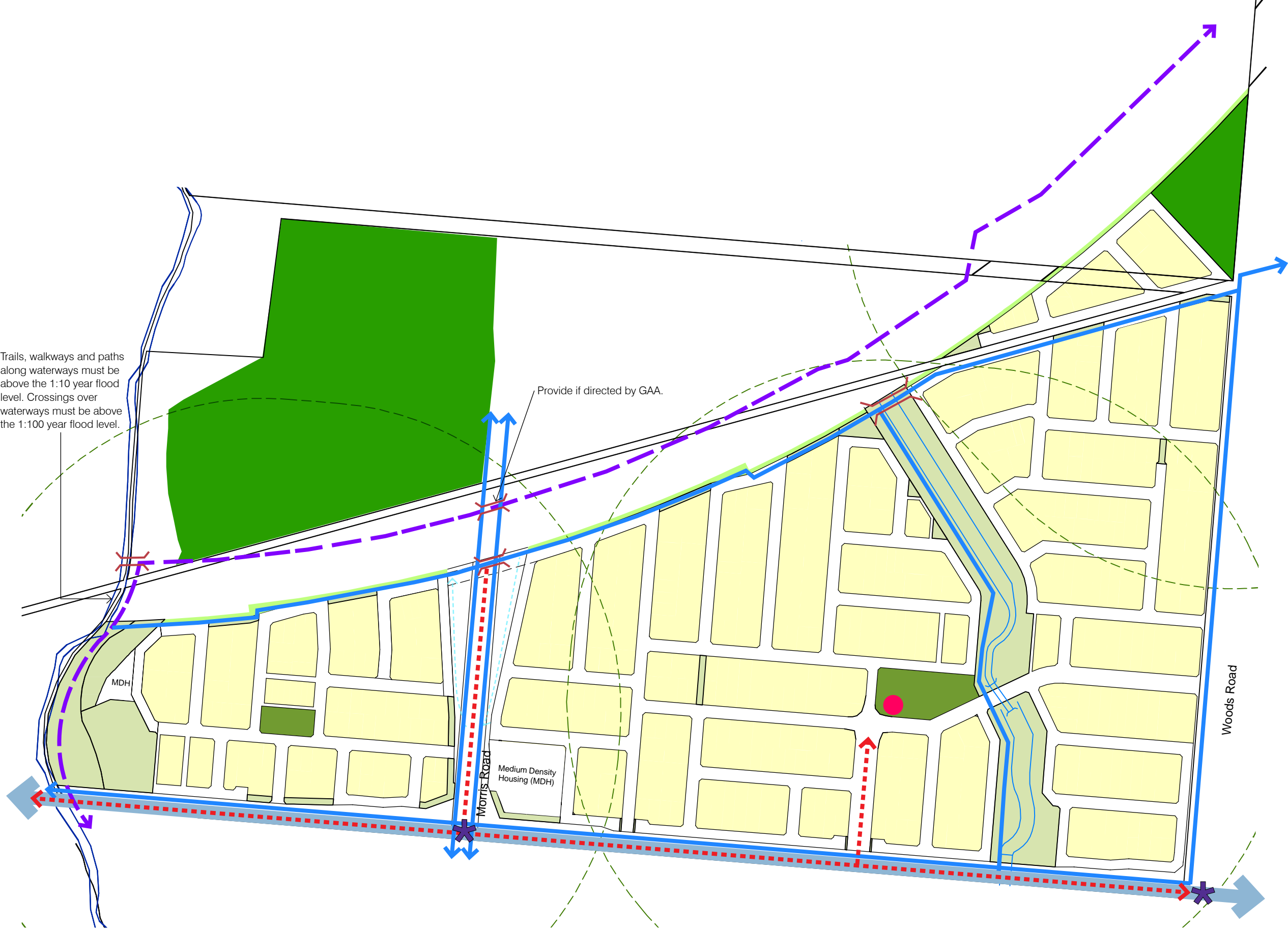
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Innovation in Infrastructure



- Legend
- Arterial Road Potential Bus Route
 - Potential Crossing (Pedestrian and Cyclist)
 - 400m Walkable catchment (From open space)
 - On Road Bike Lane (1.7-2m both sides)
 - Off Road Shared Trail (3m)
 - Off Road Share Trail Network (Within Open Space)
 - Alternative Bike route (informal)
 - Traffic Signals
 - Playground (Proposed)

Leakes Pty Ltd | Wyndham North

Client	Leakes Pty Ltd			
Drawing No	136 345 LMP07	Revision	6	Date
Drawn By	AL/JY	Checked by	TM	Approved by
				TM



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Legend

EVERGREEN TREES

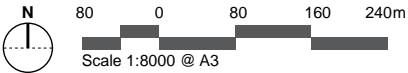
- Acacia implexa, Lightwood
- Acacia melanoxylon, Blackwood
- Angophora costata, Smooth-barked Apple
- Corymbia citriodora, Lemon-scented Gum
- Corymbia maculata, Spotted Gum
- Eucalyptus albens, White Box
- Eucalyptus leucoxylon, Yellow Gum
- Eucalyptus leucoxylon 'Rosea'
- Eucalyptus leucoxylon 'Eucky Dwarf'
- Eucalyptus mannifera 'Little Spotty'
- Eucalyptus melliodora, Yellow Box
- Eucalyptus microcarpa, Grey Box
- Eucalyptus scoparia, Wallangara White Gum
- Hymenosporum flavum, Queensland Frangipani

DECIDUOUS TREES

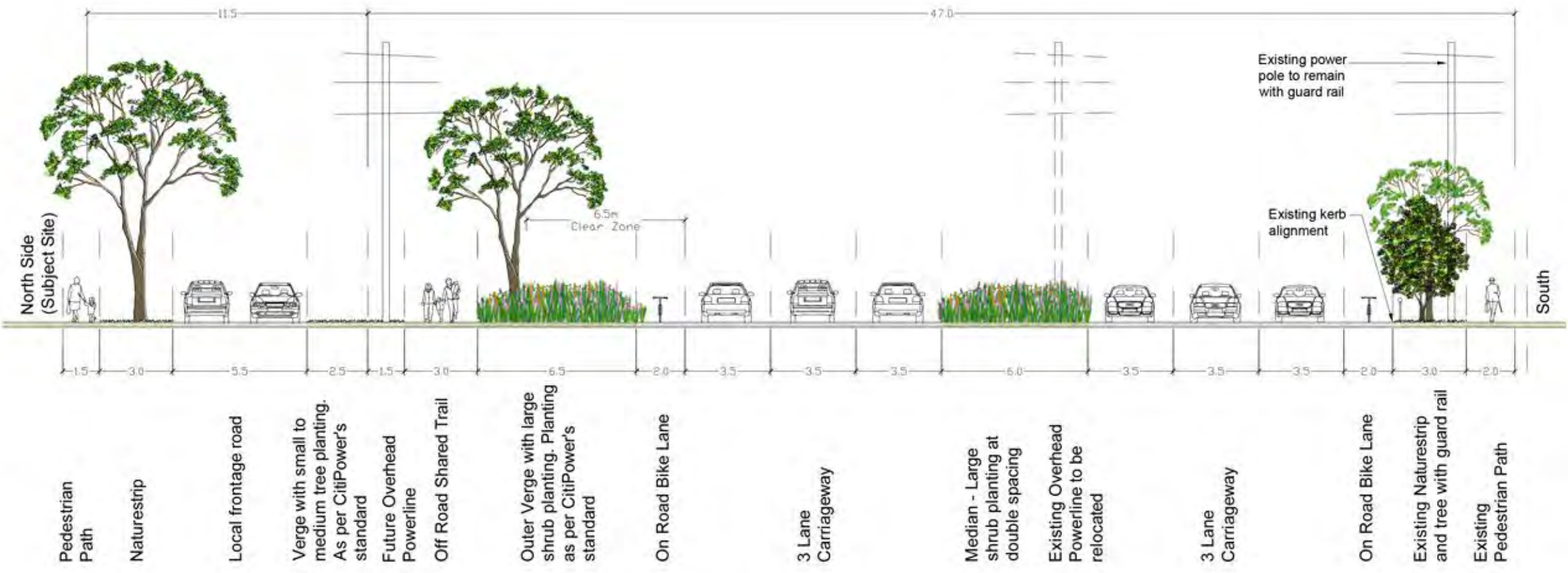
- Gleditsia inermis,
- Gleditsia triacanthos var inermis 'Ruby Lace'
- Gleditsia triacanthos var inermis 'Shademaster'
- Gleditsia triacanthos var inermis 'Sunburst'
- Lagerstroemia spp.
- Melia azedarach, Tulip Cedar
- Pistacia chinensis, Chinese Pistachio
- Pyrus ussuriensis, Ussurian Pear
- Quercus cerris, Turkey Oak
- Quercus suber, Cork Oak
- Ulmus parvifolia, Chinese Elm

Leakes Road | Tarneit

Client	Dennis Family Corporation				
Drawing No	136 345 LMP08	Revision	6	Date	07.06.13
Drawn By	AL/JY	Checked by	MB	Approved by	FS

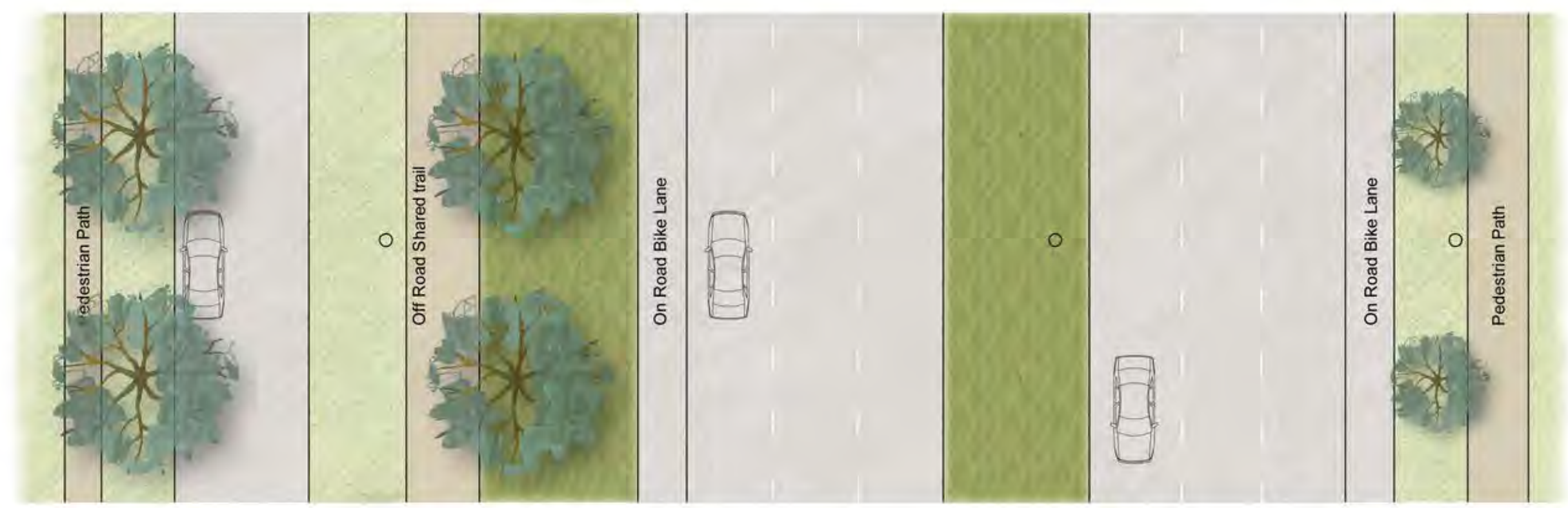


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- DESIGN NOTES:**
- Existing trees beneath overhead power lines to be retained.
 - All new plantings beneath overhead power lines are to be maximum 4m height within 5m of powerlines.
 - Average clearzone distance for 80km road is 6.5m (applies to 4000 vehicles per day). Speed of Leakes Road to be confirmed
 - Location of services and future recycled water pipeline to be confirmed- this will affect location of street trees.

Cross Section S1 (Variation of GAA Cross Section 1)
Primary Arterial Road 6 Lane (41m)
Residential edge road on North side (13m)
Leakes Road

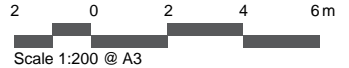


Plan S1

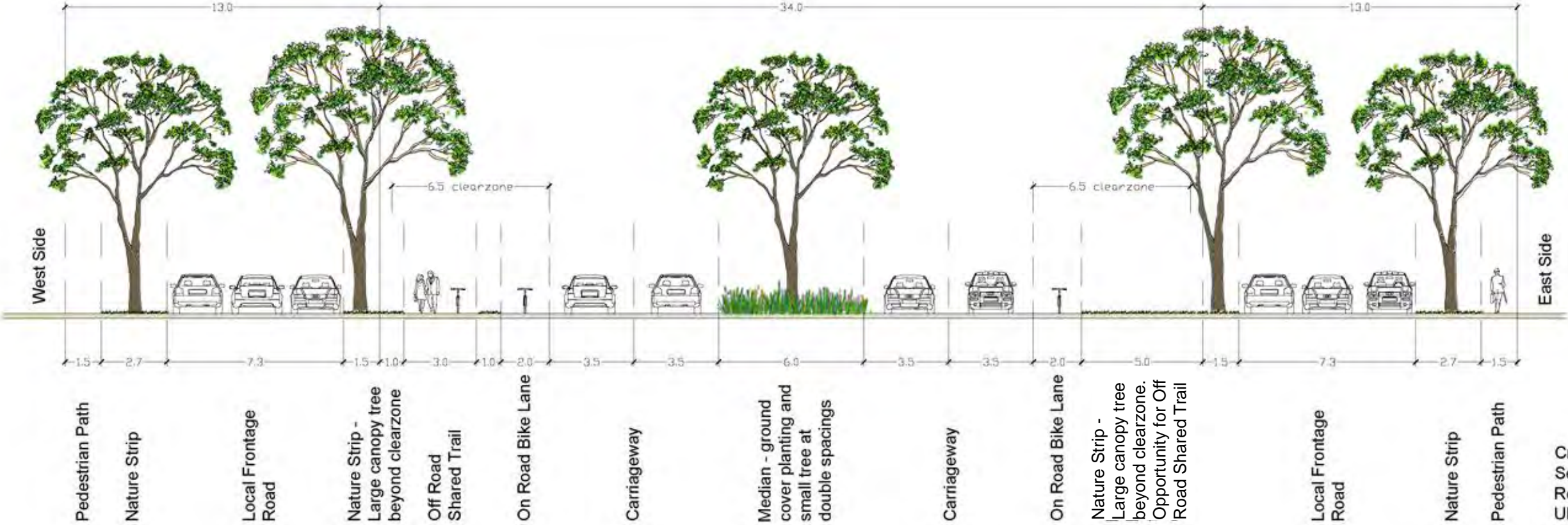
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Leakes Road | Tarneit

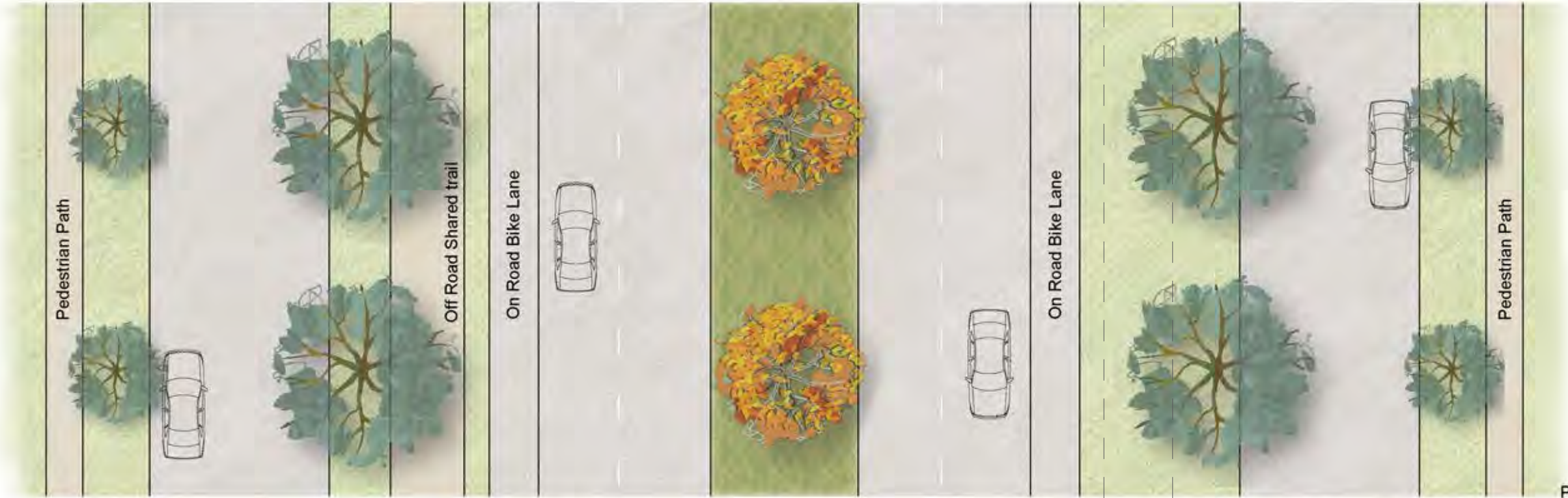
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Drawing No	136 345 LMP16	Revision	4	Date
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Cross Section S2 (as per GAA Cross Section 3)
Secondary Arterial Road 4 Lane (34m)
Residential edge roads both sides (13m)
Ultimate Morris Road

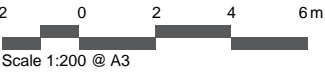


Plan S2

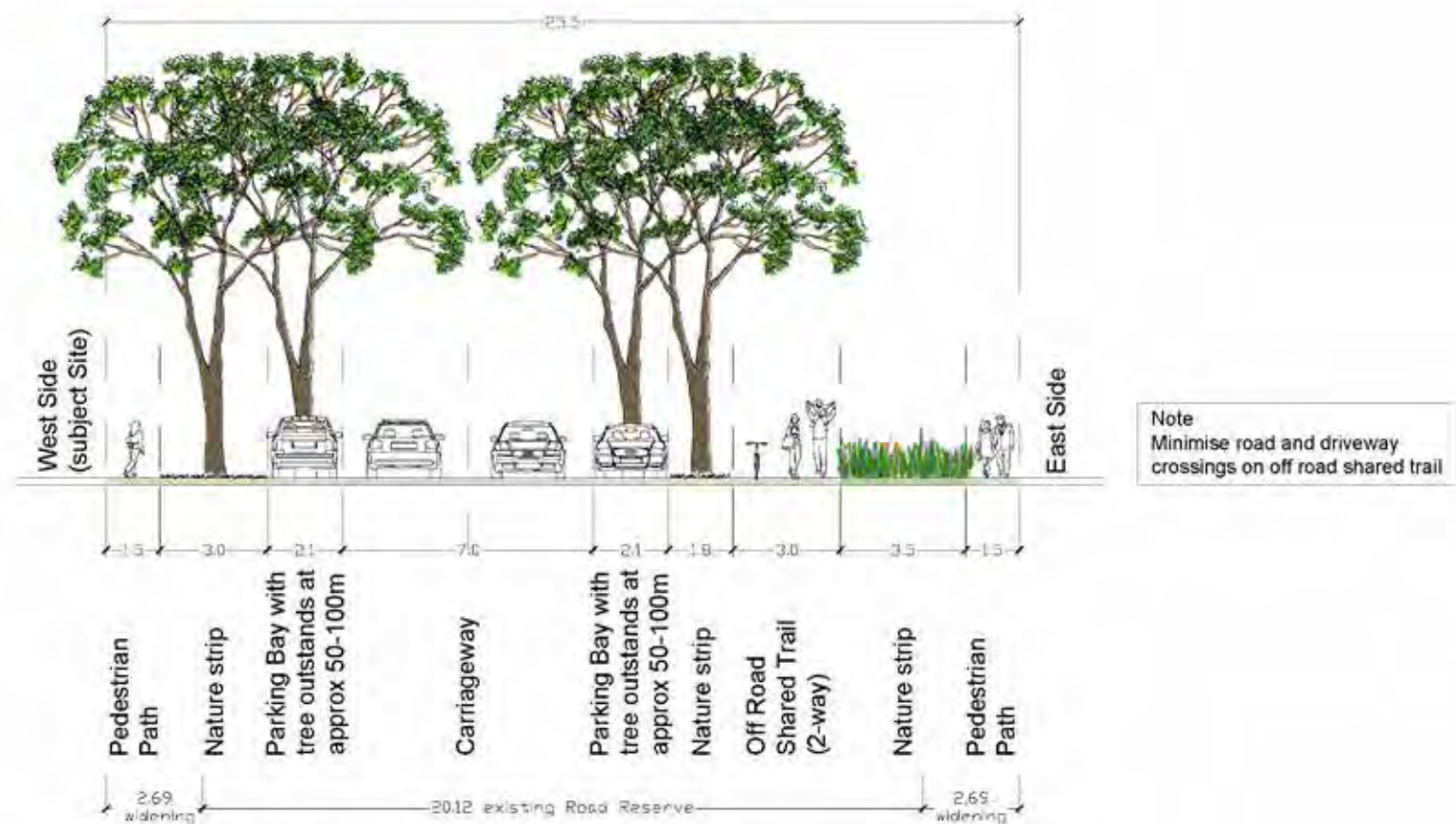
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Leakes Road | Tarneit

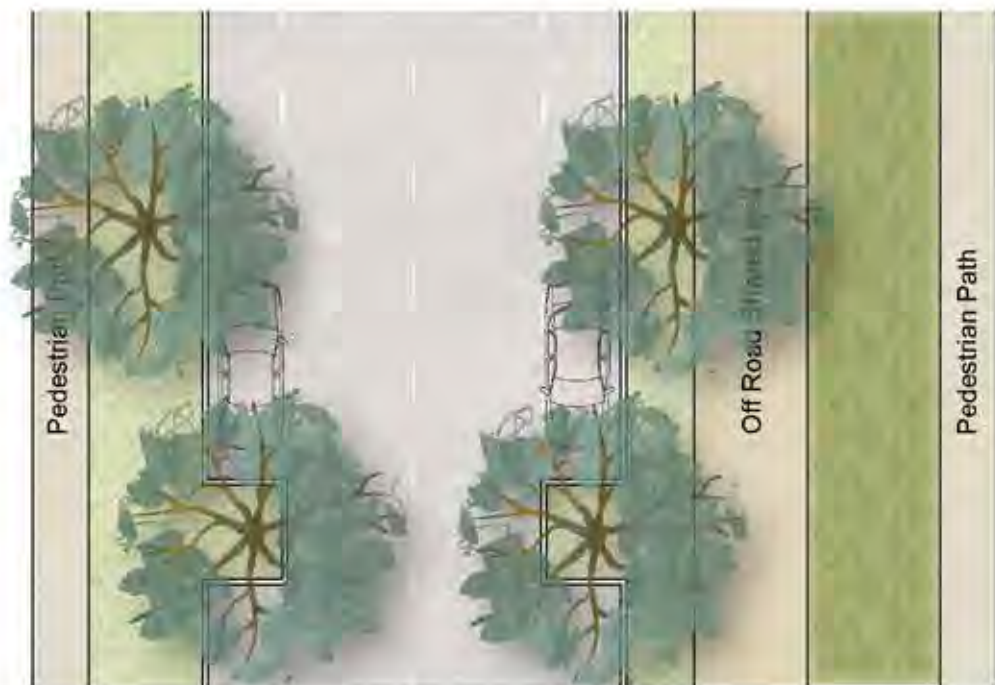
Client	Dennis Family Corporation				
Drawing No	136 345 LMP17	Revision	4	Date	07.06.13
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Scale 1:200 @ A3



Cross Section S3 (Variation of GAA Cross Section 5)
Connector Street (25.5m with off-road shared trail)
Woods Road



Plan S3a - With Street Tree Planting Variation 1
Varying tree placement in nature strip
2.5m tree outstand as kerb extension subject to detail design

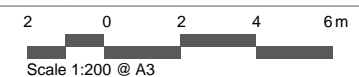
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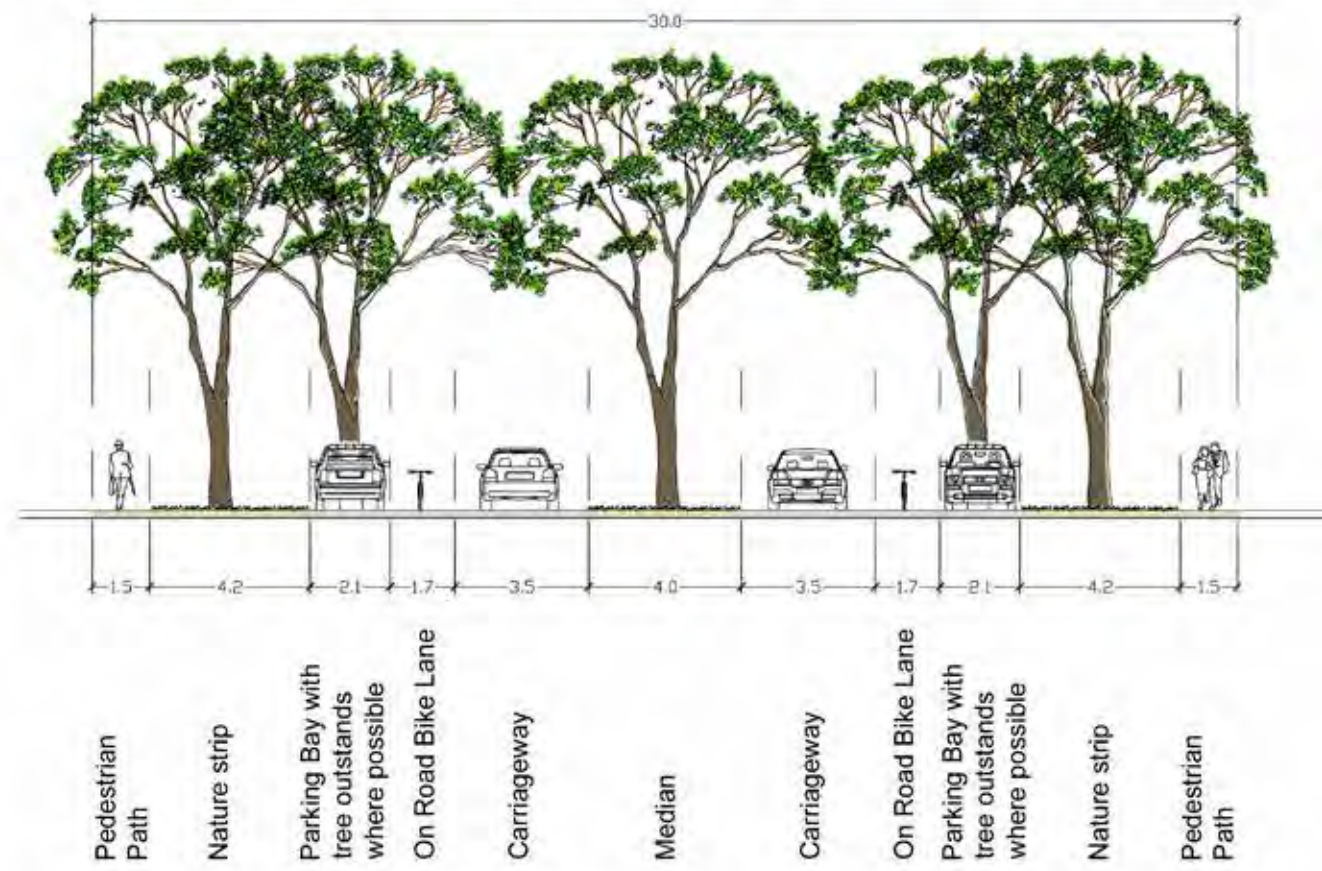


Plan S3b - Street Tree Planting Variation 2
Meandering footpath in nature strip
2m tree outstand as free standing kerbs subject to detail design

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Client	Dennis Family Corporation		
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Cross Section S4 (Spiire's Variation)
Local Access Street Level 2 (30.0m with 4.0m median)
Entry boulevard



Plan S4
With Varying tree placement in nature strip
2.5m tree outstand as kerb extension subject to detail design

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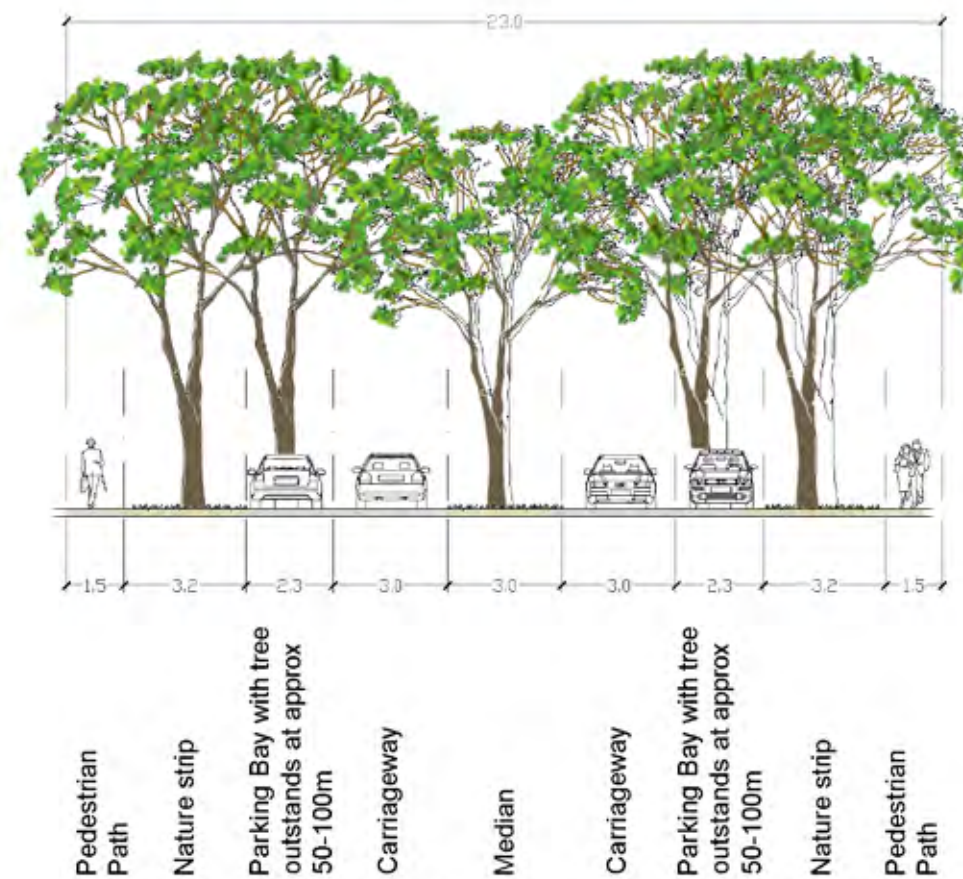
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Drawing No	136 345 LMP19	Revision	4	Date 07.06.13
Drawn By	AL/TM	Checked by	MB	Approved by FS

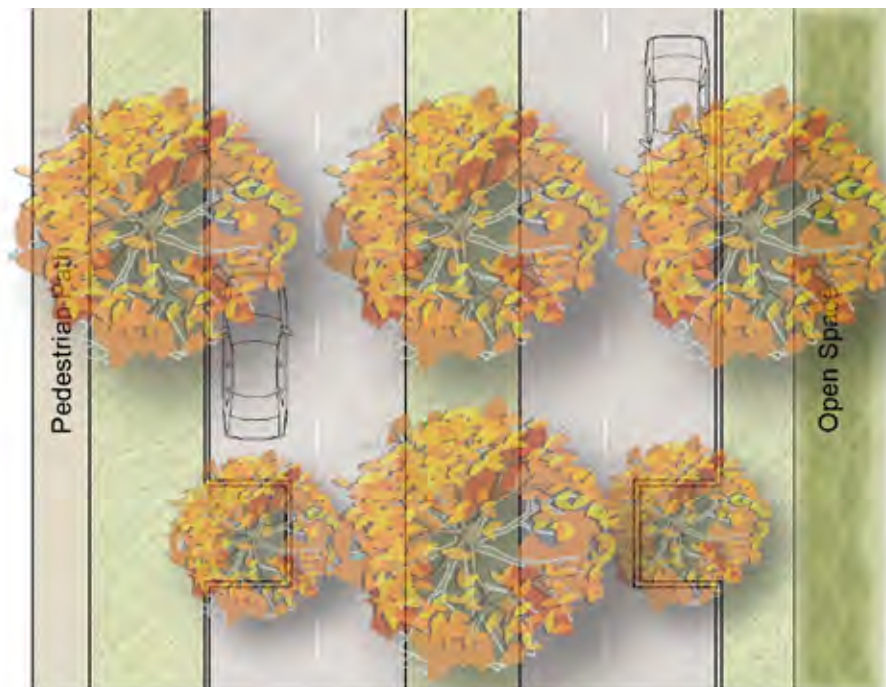
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Cross Section S5 (Variation of GAA Cross Section 6b)
Local Access Street Level 2 (20m)
East West Boulevard Open Space Edge



Cross Section S6 (Variation of GAA Cross Section 6b)
Local Access Street Level 2 (22.5m)
East West Boulevard



Plan S5
With varying tree placement in nature strip and
2.5m tree outstand as kerb extension subject to detail design

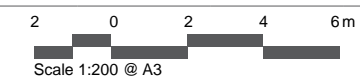


Plan S6
With Varying tree placement in nature strip
2.5m tree outstand as kerb extension subject to detail design

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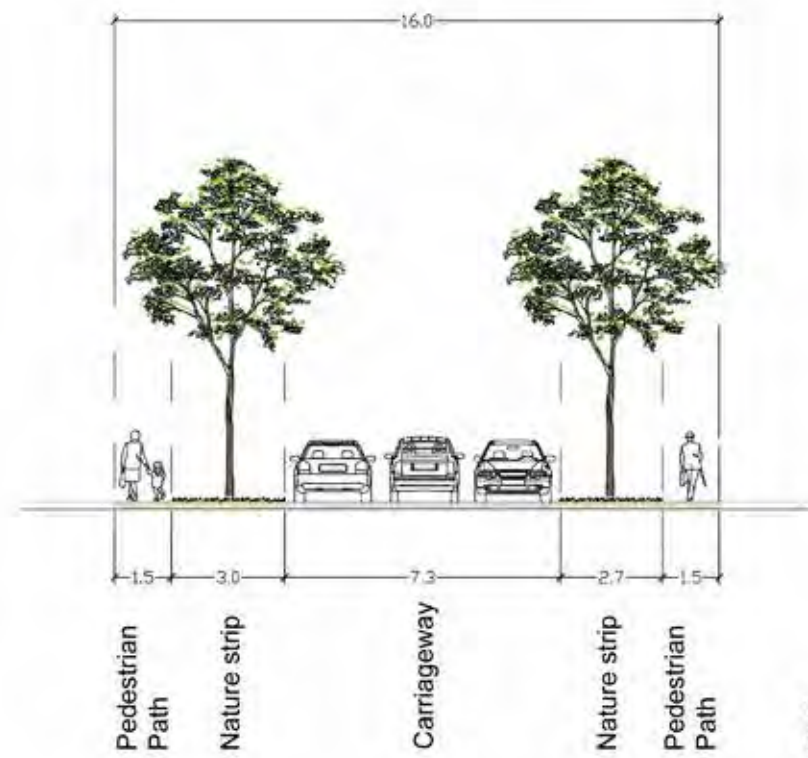
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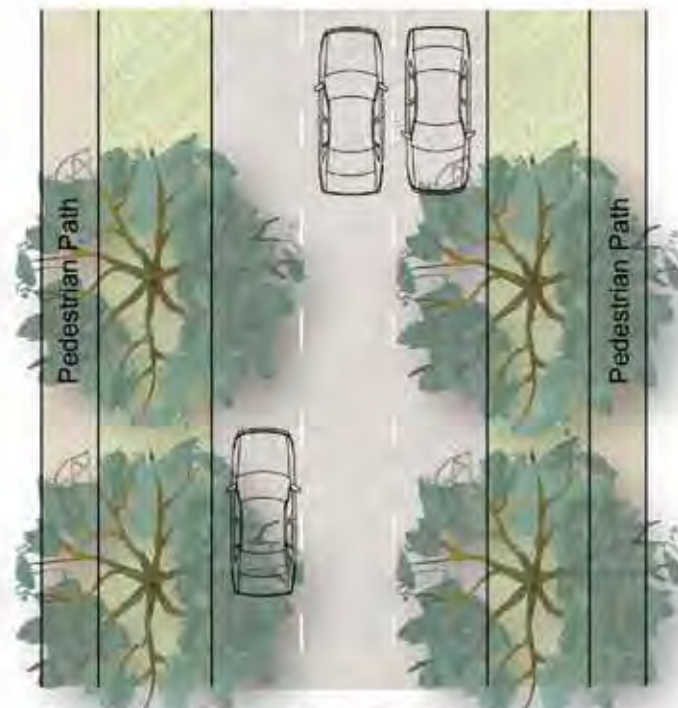
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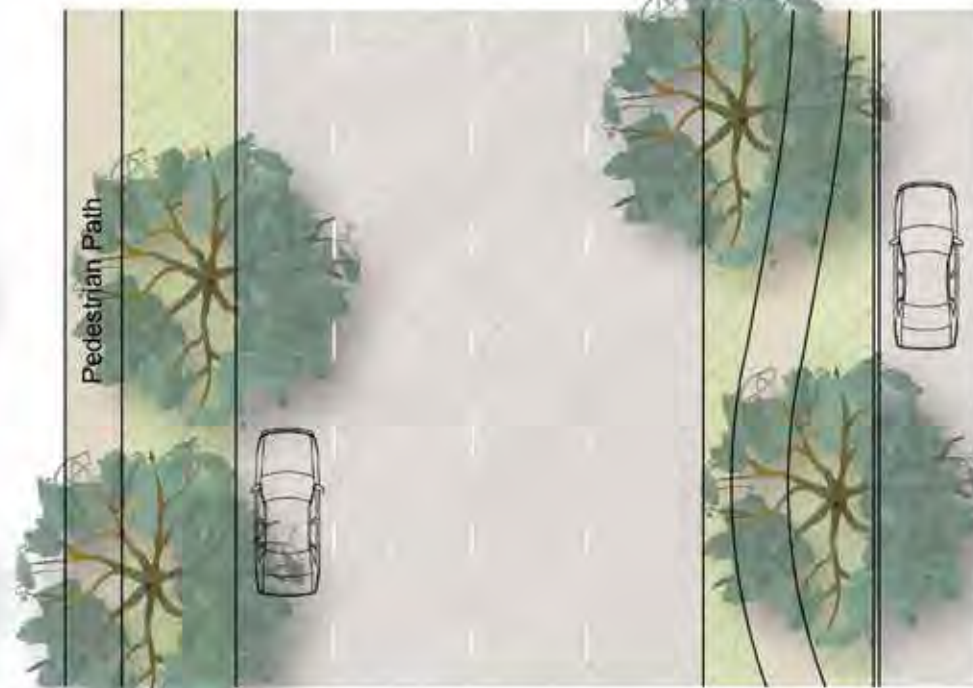




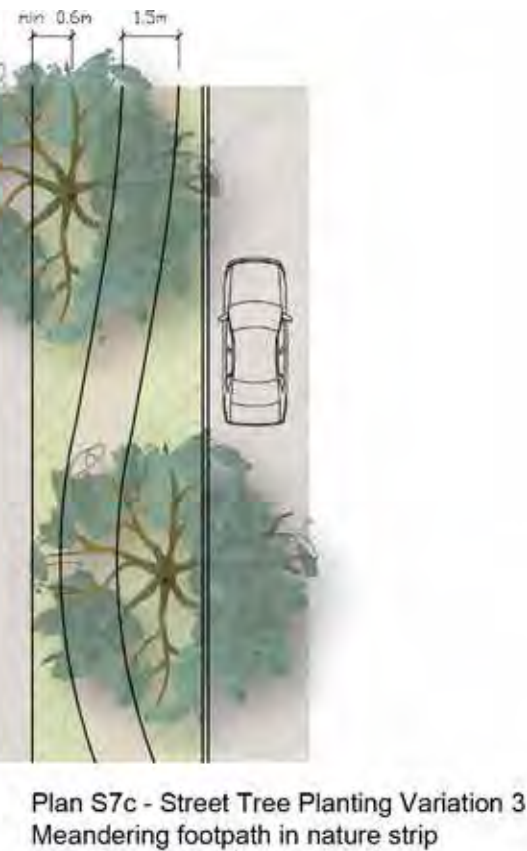
Cross Section S7 (As per GAA Cross Section 7)
Local Access Street level 1 (16m)



Plan S7a - With Street Tree Planting Variation 1
Align tree placement in nature strip



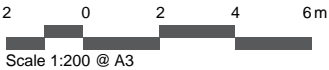
Plan S7b - With Street Tree Planting Variation 2
Varying tree placement in nature strip



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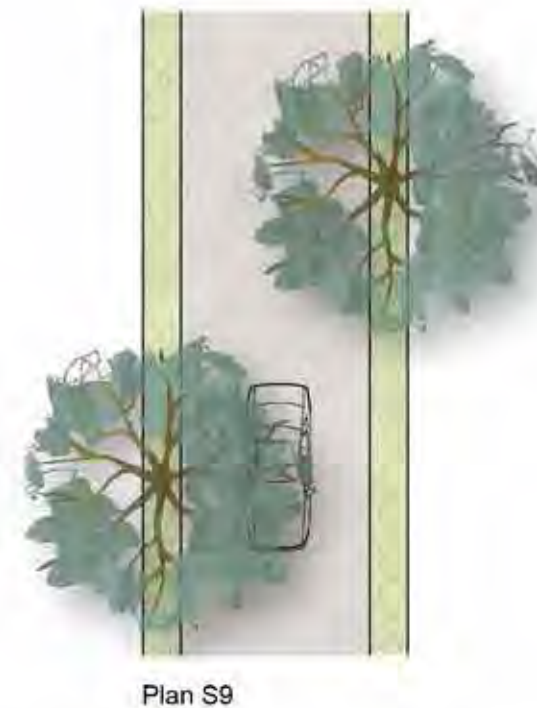
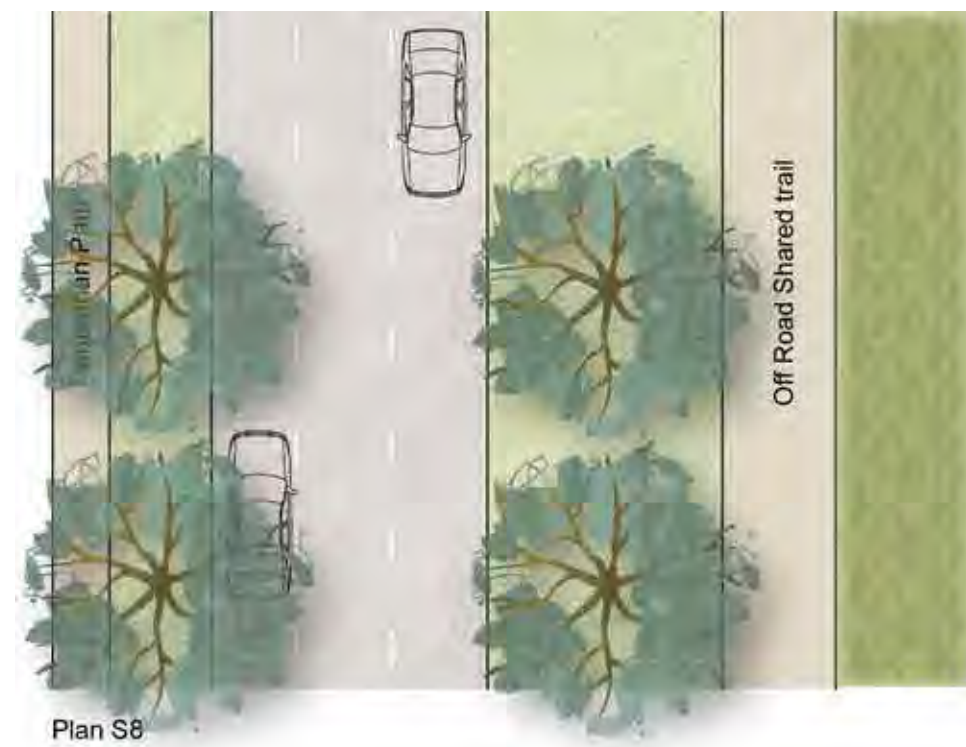
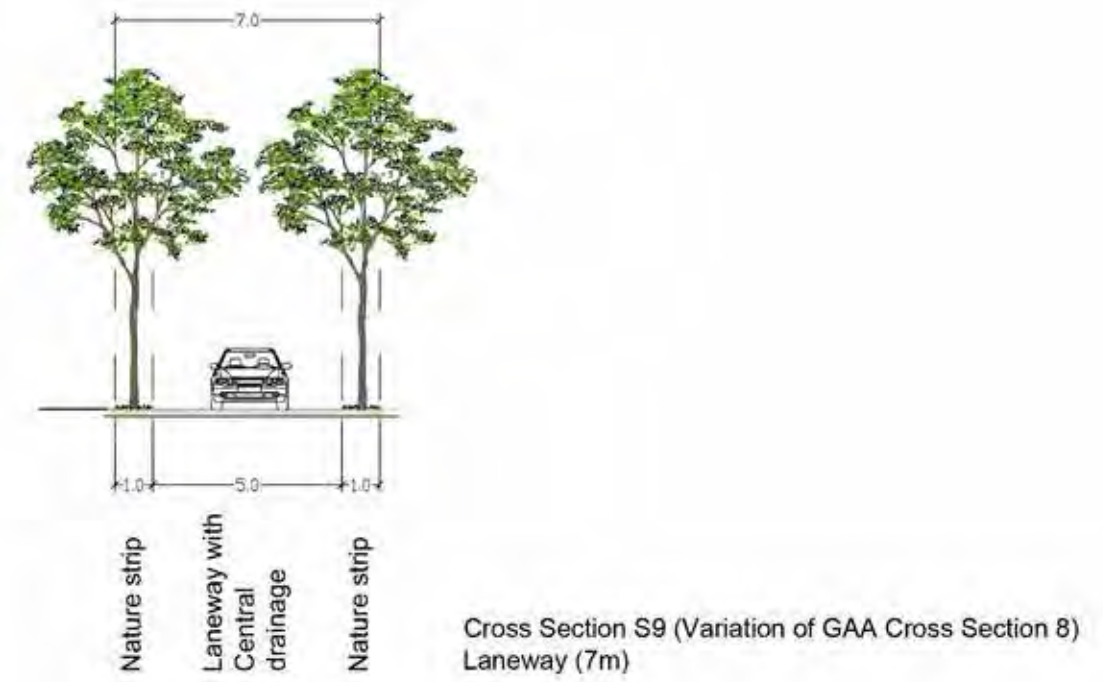
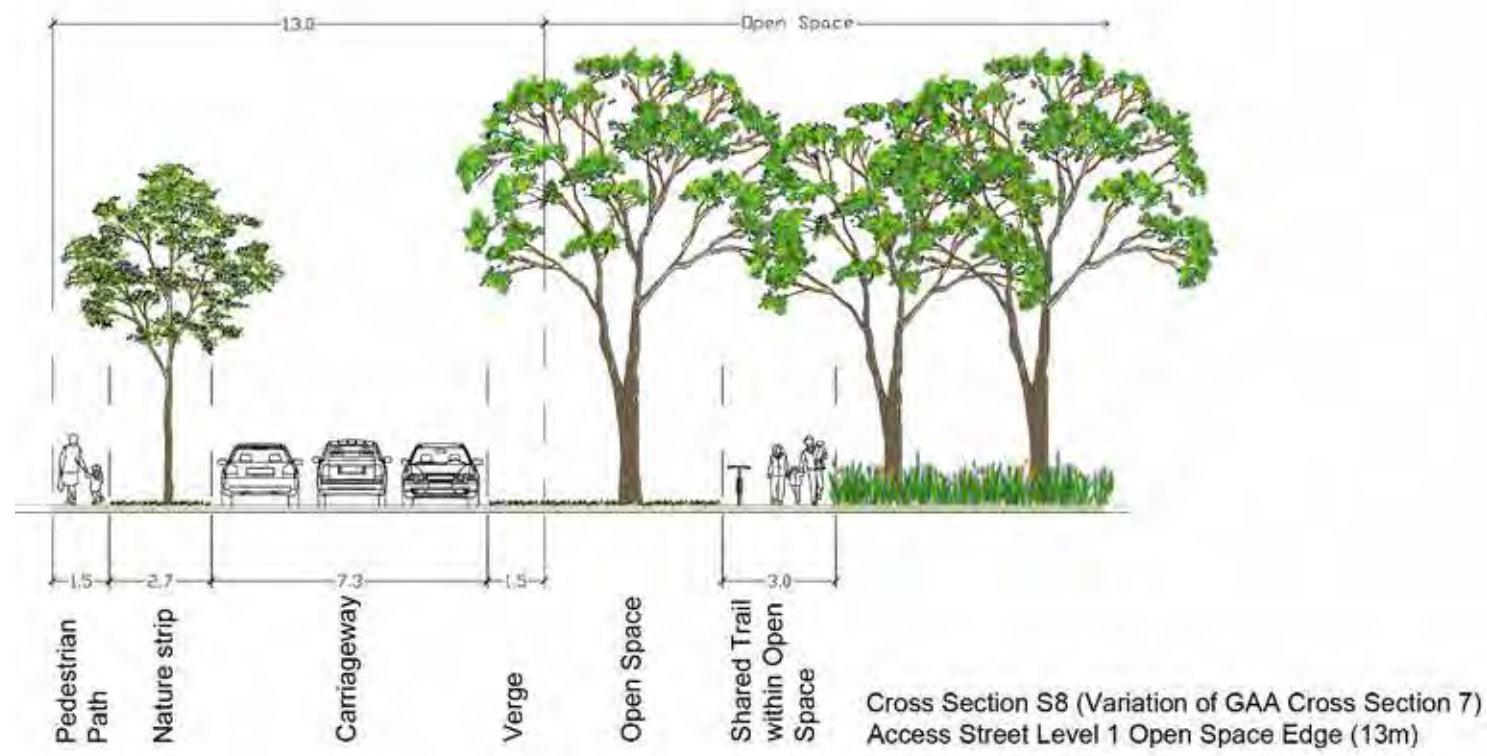


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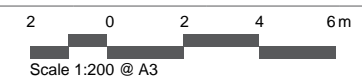
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Cross Section - S8 & S9 - Access Street Level 1 - Open Space Edge & Laneway

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