

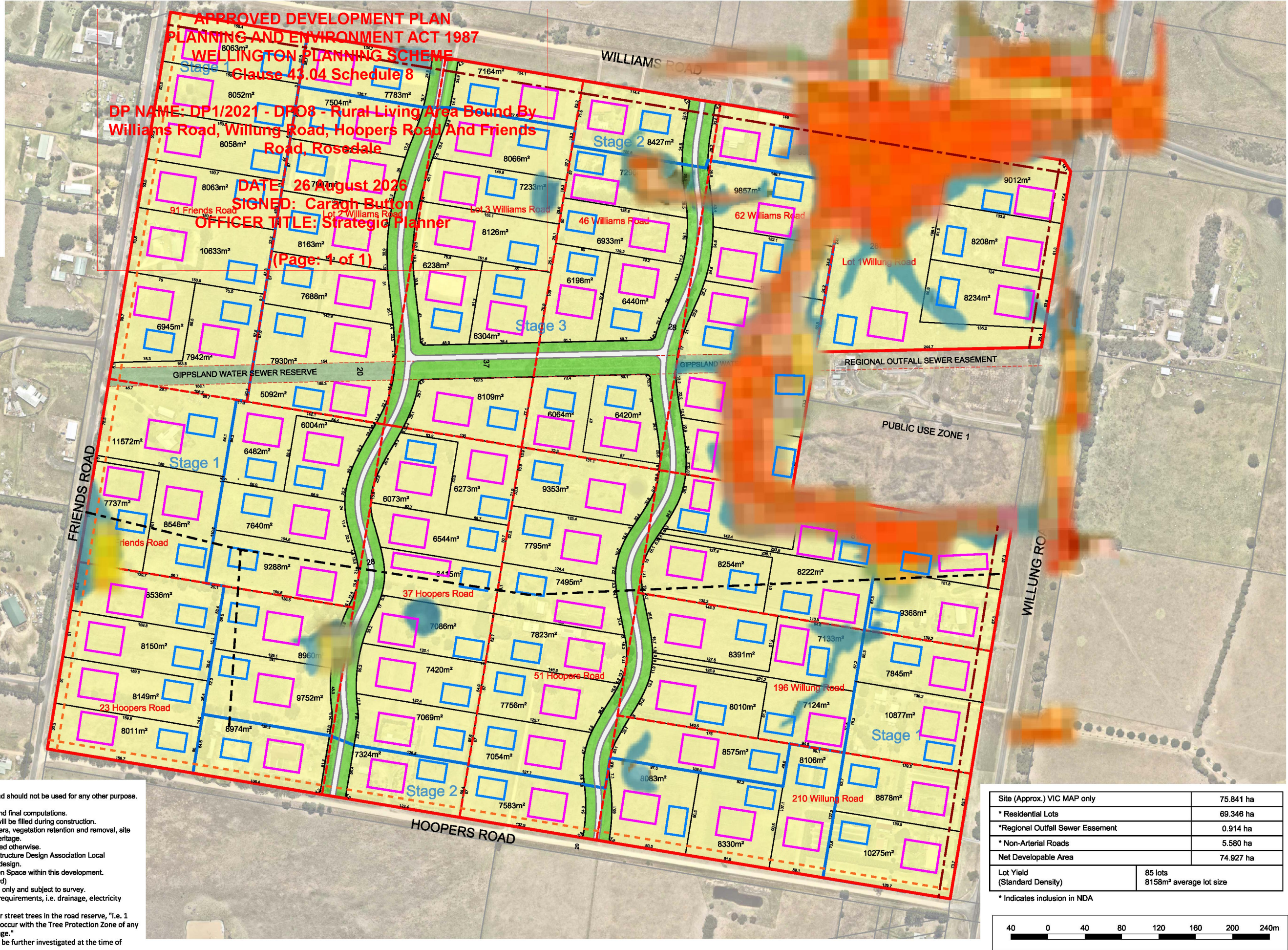
LEGEND

- Development Plan boundary (approx.)
- Internal Title boundaries (approx.)
- Residential lots
- Naturestrip/Swale (indicative)
- Road pavement (indicative)
- Easement (indicative)
- Stage Boundary (Sealed Roads to be constructed in stage order)
- Regional Outfall Sewer Easement
- 19m setback - CFA defendable space
- 22m setback - CFA defendable space
- 800-1,000sqm building envelope
- 518sqm indicative effluent envelope
- 22kW overhead powerline - needs easement or rearrangement when a development is carried out.

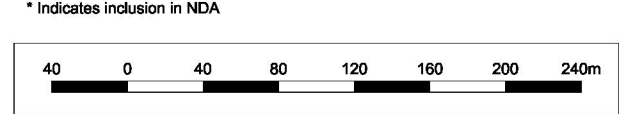
Change to Flood Extent/Depth in 2100 Legend

- Current 1% Event
- No Change
- < 1cm Change
- > 1cm Increase
- > 5cm Increase
- > 10cm Increase
- > 20cm Increase

- Notes:**
- This plan was prepared as a PROPOSAL only and should not be used for any other purpose.
 - This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - Existing dams located within construction areas will be filled during construction.
 - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - All roads are 28m local access level 1 unless noted otherwise.
 - Road pavement is indicative only based on Infrastructure Design Association Local Government and subject to detailed engineering design.
 - NO ALLOWANCE** has been made for Public Open Space within this development.
 - Arc dimensions shown are length of arc (not chord)
 - This plan boundaries are based on VICMAP data only and subject to survey.
 - A Management Plan will set out infrastructure requirements, i.e. drainage, electricity supply, water supply and road sealing.
 - A landscape plan will show a planting regime for street trees in the road reserve, "i.e. 1 every 10 Meters" and "no development should occur with the Tree Protection Zone of any remnant native trees of more than 10 years in age."
 - A change to the speed limit in Friends Road will be further investigated at the time of subdivision.



Site (Approx.) VIC MAP only	75.841 ha
* Residential Lots	69.346 ha
*Regional Outfall Sewer Easement	0.914 ha
* Non-Arterial Roads	5.580 ha
Net Developable Area	74.927 ha
Lot Yield (Standard Density)	85 lots 8158m² average lot size



Development Plan - with existing flood extents and predicted depth increases in 2100 shown
Friends Road, William Road, Hoopers Road, Willung Road, Rosedale

03	22.08.2022	Amendments as per Council's Comments		
04	08.09.2022	Amendments as per client's Comments		
05	18.10.2023	Amendments as per Comments		
06	21.12.2023	Amendments as per Comments		
07	04.11.2024	Amendments as per Comments		
08	28.01.2026	Amendments as per Comments		
Version	Date	Description		Drafted

Date: 19.2.2026

Version No: 08

Job No: 2100603

Scale (A1): 1:2000
(A3): 1:4000

K:\JOBS DATA\2100603 - FRIENDS, WILLIAMS, HOOPERS & WILLUNG ROADS, ROSEDALE\UD\CAD\2100603_UD_BASE01.DWG