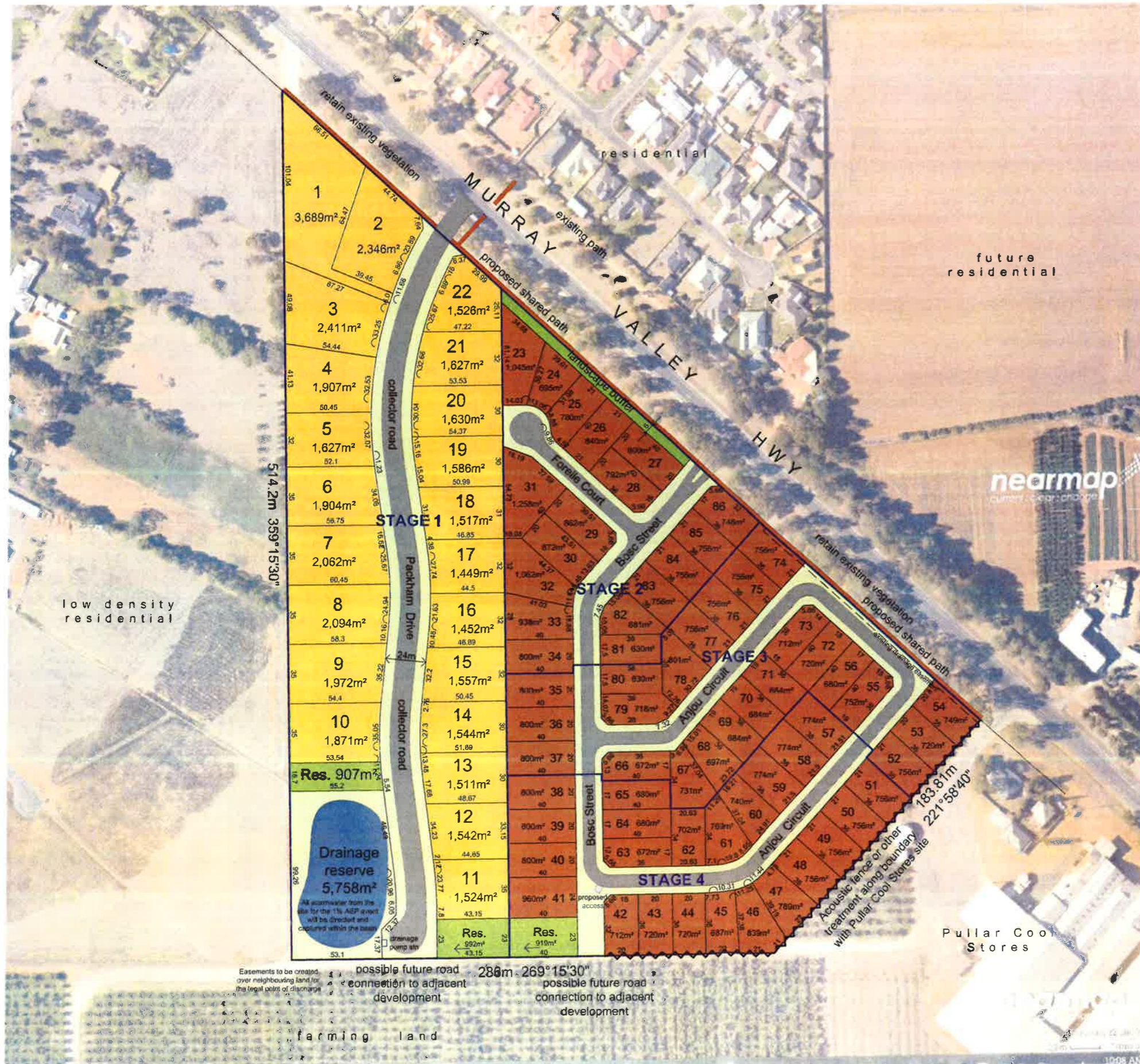


CONCEPT DEVELOPMENT PLAN



LEGEND

- Residential lots
600 - 1,400m² lots
- Large residential lots
> 1400m²
- Open space
Unencumbered open space private and public as noted
- Reserve
Encumbered - road and/or drainage function
- Indicative drainage - refer to Stormwater Management Plan for further details.

86 lots (22 + 64 residential)

- Features:
- Limited to two access points from the Murray Valley Hwy
 - Stage 1 - under construction
 - 22 Large lots and open space as a buffer to adjacent low density development to the west
 - Public reserve in south west corner providing unencumbered land for recreation and encumbered land for WSUD
 - Road connections to possible future residential development to the south of the site
- Stages 2 to 4
- 64 residential lots
 - Public reserve in southwest corner providing overland flow path to basin

PLANNING & ENVIRONMENT ACT 1987
MOIRA PLANNING SCHEME

This Development Plan is pursuant to the Development Plan
Overlay Number 8

Council approved this plan at its meeting on 17 April 2019

Delegate [Signature]

Date 23 / 4 / 19

DATE	DESCRIPTION	REVISION
26.03.18	Amended as per Council comments	13
14.09.18	Amended stages 2-4	12
13.05.18	Lot 6 area corrected	11
30.06.17	For Approval	10
20.06.17	For Approval	9
06.09.16	For Approval	8
26.04.16	For Approval	7
22.04.16	For Approval	6
18.02.16	For Approval	5
04.02.16	For Approval	4
25.08.15	For Discussion	3
21.08.15	For Discussion	2
13.05.15	For Approval	1
30.04.15	For Approval	1

NORTH EAST SURVEY DESIGN

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For: Serg Bachetta
At: 3479 Murray Valley Hwy, Cobram

Title: CONCEPT DEVELOPMENT PLAN
MURRAY ORCHARD ESTATE
Residential Subdivision

Drawing No: M3118_ODP
Project No: M3118
Revision: 13
Drawn by: KW
Checked/Signed By: MS

Scale: 1:1250 @ A1 / 1:2500 @ A3

Status: **FOR COUNCIL ENDORSEMENT**

Drawing Creation Date: 20/08/2018
Plot / Issue Date: 26/03/2019
File Location: \\NESD Job Directory\M3118 Residential Development\Subdiv\Planning\Drawings\M3118_ODP_CTRV2.dwg