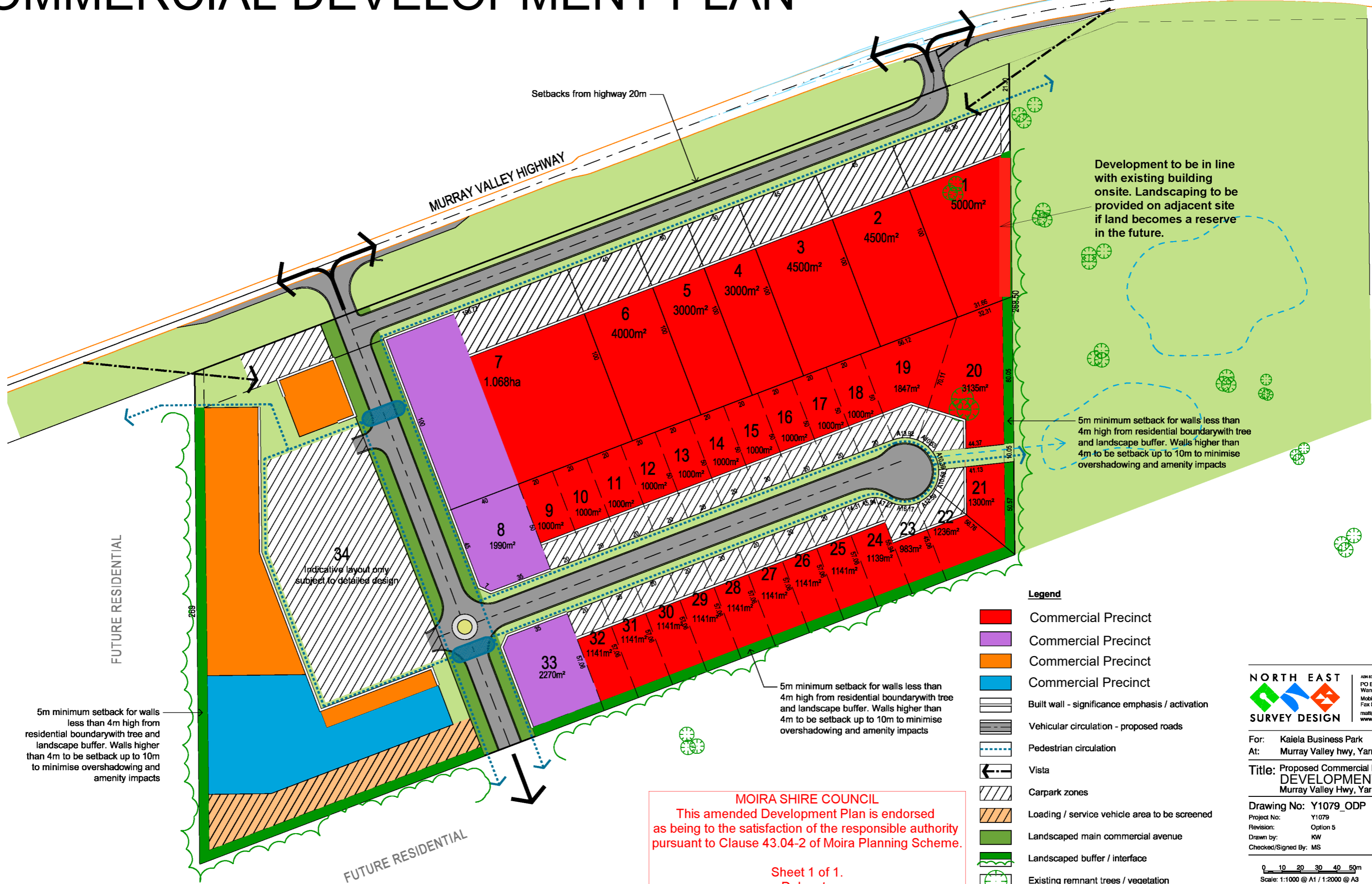


COMMERCIAL DEVELOPMENT PLAN



Development to be in line with existing building onsite. Landscaping to be provided on adjacent site if land becomes a reserve in the future.

5m minimum setback for walls less than 4m high from residential boundary with tree and landscape buffer. Walls higher than 4m to be setback up to 10m to minimise overshadowing and amenity impacts

5m minimum setback for walls less than 4m high from residential boundary with tree and landscape buffer. Walls higher than 4m to be setback up to 10m to minimise overshadowing and amenity impacts

5m minimum setback for walls less than 4m high from residential boundary with tree and landscape buffer. Walls higher than 4m to be setback up to 10m to minimise overshadowing and amenity impacts

MOIRA SHIRE COUNCIL
This amended Development Plan is endorsed as being to the satisfaction of the responsible authority pursuant to Clause 43.04-2 of Moira Planning Scheme.

Sheet 1 of 1.
Delegate

[Signature]

14, October 2022

Note:
Subdivision and building envelope layout indicative only and subject to alteration to suit market demand

- Legend**
- Commercial Precinct
 - Commercial Precinct
 - Commercial Precinct
 - Commercial Precinct
 - Built wall - significance emphasis / activation
 - Vehicular circulation - proposed roads
 - Pedestrian circulation
 - Vista
 - Carpark zones
 - Loading / service vehicle area to be screened
 - Landscaped main commercial avenue
 - Landscaped buffer / interface
 - Existing remnant trees / vegetation
 - Wetland / stormwater treatment zone. Design of wetland and proposed area is subject to further detailed information and tree survey
 - Pedestrian crossing

NORTH EAST SURVEY DESIGN
 ABN 65 127 459 367
 PO Box 882
 Wangaratta VIC 3676
 Mobile 0407 216 710
 Fax 03 5721 6701
 matt@nead.com.au
 www.nead.com.au

For: Kaiela Business Park
 At: Murray Valley hwy, Yarrawonga

Title: Proposed Commercial Development
DEVELOPMENT PLAN
 Murray Valley Hwy, Yarrawonga

Drawing No: Y1079_ODP
 Project No: Y1079
 Revision: Option 5
 Drawn by: KW
 Checked/Signed By: MS

0 10 20 30 40 50m
 Scale: 1:1000 @ A1 / 1:2000 @ A3

Status:

Drawing Creation Date: 14.03.2012
 Plot / Issue Date: 04.09.2012
 File Location: D:\YARRAW\Y1079 Murray Valley Highway - Just Design\Development\2012_C02ACTIVE.dwg