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

This plan is produced without prejudice to any acquisition and compensation matters for this property.
Primary Arterial Road - 6 Lane (41m)
Secondary Arterial Road - 4 Lane (34m)
Connector Street Woods Road (25.5m)
Access Street Level 2 (30m)
- Entry Boulevard
Access Street Level 2 (22.7)
- East West Boulevard
Access Street Level 1 (16m)
Access Street Level 1 (13m)
- Open Space Edge
Access Street Level 1 (12.5m-5.5m Pavement)
- Subject to further investigation in functional layout
Access Street Level 1 (10m)

Legend
- Lane
- Road Median
- Signalised Intersection
- Key Roundabout Small
- T Intersection
- Fully Directional Ultimately Left In / Left Out Intersection (Type C intersection in interim)
- Pedestrian Signal
- LATM Treatment (Roundabout or deviated 'T' intersection)
- Side Turning Bay
- Underpass link under

Turning Area Detail - Side Turning Bay
Turning Area Detail - Cul-de-sac

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

Note: 1. DESIGN VEHICLE 8.8m SERVICE VEHICLE IN ACCORDANCE WITH AUSTROADS SPECIFICATIONS

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

Leakes Pty Ltd  |  Wyndham North

Leakes Road
Melbourne Water Easement
Regional Rail Corridor

Underpass link under
Turning Area Detail - Side Turning Bay
Turning Area Detail - Cul-de-sac

4.0m (MIN)
This plan is produced without prejudice to any land acquisition and compensation matters for this property.

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)

Trails, walkways and paths along waterways must be above the 1:10 year flood level. Crossings over waterways must be above the 1:100 year flood level.

Provide if directed by GAA.
Acacia dealbata, Silver Wattle
Acacia pycnantha, Bloodwood
Angophora costata, Smooth-barked Apple
Corymbia calophylla, Lemon-scented Gum
Corymbia maculata, Spotted Gum
Eucalyptus albens, White Box
Eucalyptus leucophylla, Yellow Gum
Eucalyptus leucophylla ‘Rosea’
Eucalyptus leucophylla ‘Eucaly Dwarfs’
Eucalyptus mannifera ‘Little Spotty’
Eucalyptus melanoxylon, Blackwood
Eucalyptus melaleuca, Tallowwood
Eucalyptus microcarpa, Grey Box
Eucalyptus scoparia, Wallangara White Gum
Hymenosporum flavum, Queensland Frangipani

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

This plan is produced without prejudice to any acquisition or compensation matters for this property.
Cross Section S1 (Variation of GAA Cross Section 1):

Primary Arterial Road 6 Lane (41m)
Residential edge road on North side (13m)
Leakes Road

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.

This drawing is produced without prejudice to any land acquisition and compensation matters for the property.
Cross Section - S2 - Morris Road (Ultimate) exclude grade separation section

Leakes Road | Tarneit

Client: Dennis Family Corporation

Cross Section S2 (as per GAA Cross Section 3)
Secondary Arterial Road 4 Lane (34m)
Residential edge roads both sides (13m)
Ultimate Morris Road

This drawing is produced without prejudice to any land acquisition and compensation matters for the property.
Cross Section S3 (Variation of GAA Cross Section 5)
Connector Street (25.5m with off-road shared trail)
Woods Road

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

This drawing is produced without prejudice to any land acquisition and compensation matters for this property
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 outstanding as kerb extension subject to detail design  

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

This drawing is produced without prejudice to any land acquisition and compensation matters for this property.
Cross Section S7 (As per GAA Cross Section 7)
Local Access Street level 1 (16m)

Cross Section - S7 - Local Access Street Level 1

Plan 57a - With Street Tree Planting Variation 1
Align tree placement in nature strip

Plan 57b - With Street Tree Planting Variation 2
Varying tree placement in nature strip

Plan 57c - Street Tree Planting Variation 3
Meandering footpath in nature strip

This drawing is produced without prejudice to any land acquisition and compensation matters for this property

Leakes Road | Tarneit

Client Dennis Family Corporation
Drawing No Revision 4 Date 07.06.13
Drawn By AL/TM Checked by MB Approved by FS

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Scale 1:200 @ A3

0 2 4 6 m

136 345 LMP21

0 22

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Cross Section S8 (Variation of GAA Cross Section 7) Access Street Level 1 Open Space Edge (13m)

Cross Section S9 (Variation of GAA Cross Section 8) Laneway (7m)

Plan S8

Plan S9

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

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

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