Early Works Master Plan

KEY

1. Road 2 - Secondary street. Refer to EW-PA18 for street section
2. Road 3 - Secondary street. Refer to EW-PA19 for street section
3. Road 4 - Secondary street. Refer to EW-PA19 for street section
4. Evergreen street trees (*Angophora costata*). Refer to Tree Master Plan EW-PA06

4a. Evergreen street tree (Eucalyptus saligna), Refer to Tree Master Plan EW-PA06

5. Vehicular driveway entry to basement carpark
6. Paved pedestrian through site link to lower levels of the development
7. Screening planting to building edges, species include *Elaeocarpus eumundii, Glochidion ferdinandii, Dietes robinsoniana, Dianella sp* or alike.
8. Planted drainage swale with concrete crossings. Plant species include *Juncus usitatus, Carex riparia, Baumea articulata* or alike
9. Concrete footpaths with concrete pram crossings at intersections
10. Turf verge
11. Planted verge. Species include low maintenace groundcovers and shrubs such as *Dianella sp, Dietes robinsoniana, Calicoma serratifolia, Dodonea triquetra* or alike
12. Parallel on street visitor parking bays
13. Angled on street visitor parking bays
14. Village Green - refer to EW-PA10-11 for further detail
15. Town Square - refer to EW-PA10-11 for further detail
16. Children's Playground - refer to EW-PA16 for further detail
17. Entry statement / signage at entry to development
18. Buffer planting along Mobbs Lane, Species include *Doryanthes palmeri, Elaeocarpus eumundii, Ceratopetalum gummiferum, Anigozanthus hybrids, Arthropodium cirrhatum, Myoporum parvifolium* or alike
19. Feature planting along Mobbs Lane at entry to town Square. Species include *Anigozanthus hybrids, hemerocallis hybrids, Kunzea capitata* or alike.
20. Evergreen street trees to Mobbs Lane (*Eucalyptus acmenoides*) - Refer to Tree Master Plan EW-PA06
21. 3m wide concrete footpath to Mobbs Lane
22. Proposed bus bay and bus stop location

TOW = Top of wall

Existing tree to be removed

Existing tree to be retained

Site Boundary

Detail Plan Outline

*NOTE: For tree species refer to Tree Master Plan EW-PA05

Epping Park, Epping - Early Works Planning Application

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