

**ATTACHMENT 2**

**DEVELOPMENT INTERFACE MOVEMENT PLANS**

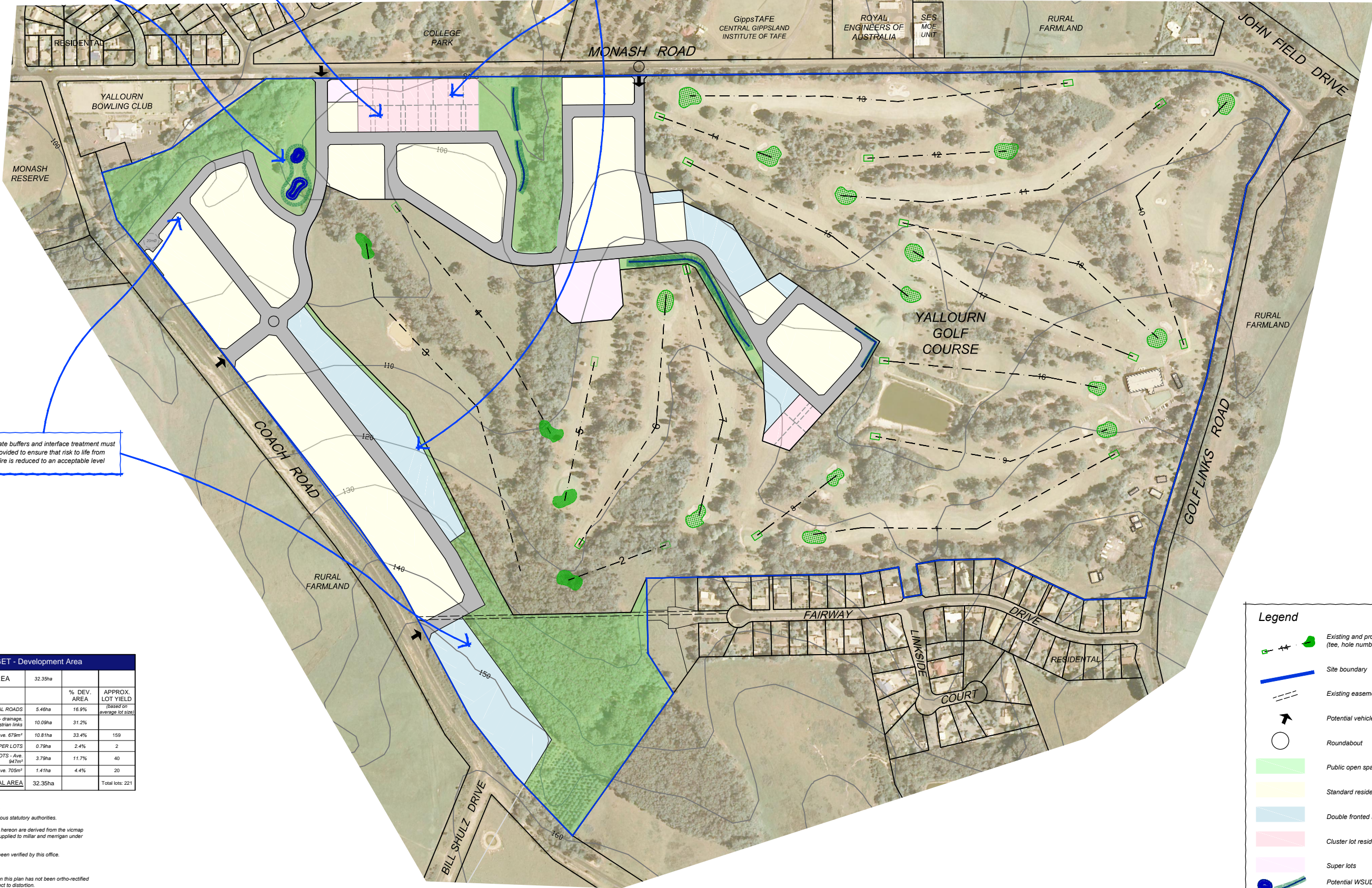


Detailed Water Sensitive Urban Design (WSUD) features to be incorporated into future subdivision applications

Cluster lots are to be accessed via common property

Future subdivision applications will require the development of design guidelines to ensure that active interfaces to the public realm are achieved for cluster lots and double fronted lots

Appropriate buffers and interface treatment must be provided to ensure that risk to life from bushfire is reduced to an acceptable level



LAND BUDGET - Development Area			
DEVELOPMENT AREA	32.35ha		
LAND USES		% DEV. AREA	APPROX. LOT YIELD (based on average lot size)
LOCAL ROADS	5.46ha	16.9%	
TOTAL OPEN SPACE - drainage, vegetation & pedestrian links	10.09ha	31.2%	
STANDARD LOTS - Ave. 679m <sup>2</sup>	10.81ha	33.4%	159
SUPER LOTS	0.79ha	2.4%	2
DOUBLE FRONTED LOTS - Ave. 947m <sup>2</sup>	3.79ha	11.7%	40
CLUSTER LOTS - Ave. 705m <sup>2</sup>	1.41ha	4.4%	20
<b>TOTAL AREA</b>	<b>32.35ha</b>		<b>Total lots: 221</b>

NOTE:  
Dimensions hereon are subject to survey.  
This plan is subject to the approval of various statutory authorities.  
Property boundaries and contours shown hereon are derived from the vicmap digital property and contour information supplied to millar and merrigan under license agreement from land victoria.  
The accuracy of this information has not been verified by this office.  
Contour vertical interval 10 metres.  
The aerial photograph shown as a base on this plan has not been ortho-rectified and the location of images shown is subject to distortion.  
This plan was prepared using copies of certificates of title supplied by the principal.

**Legend**

- Existing and proposed fairway (tee, hole number, green)
- Site boundary
- Existing easement to be retained
- Potential vehicle access points
- Roundabout
- Public open space
- Standard residential
- Double fronted residential
- Cluster lot residential
- Super lots
- Potential WSUD features

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**FOR APPROVAL**

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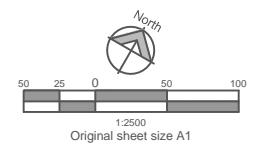
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LAND DEVELOPMENT CONSULTANTS

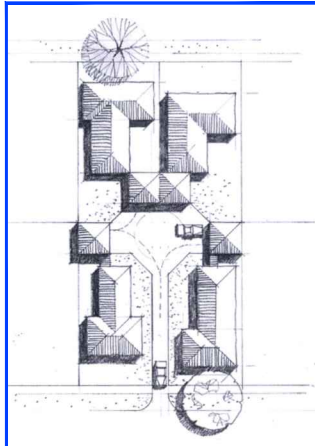
Civil Engineering  
Land Surveying  
Landscape Architecture  
Project Management  
Town Planning  
Urban Design



**DEVELOPMENT PLAN**  
TP10631U & PS701486M  
MONASH ROAD, NEWBOROUGH 3825  
LATROBE CITY COUNCIL

15890DP5  
VERSION 4  
SHEET 1 OF 1

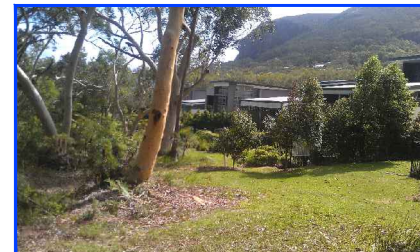




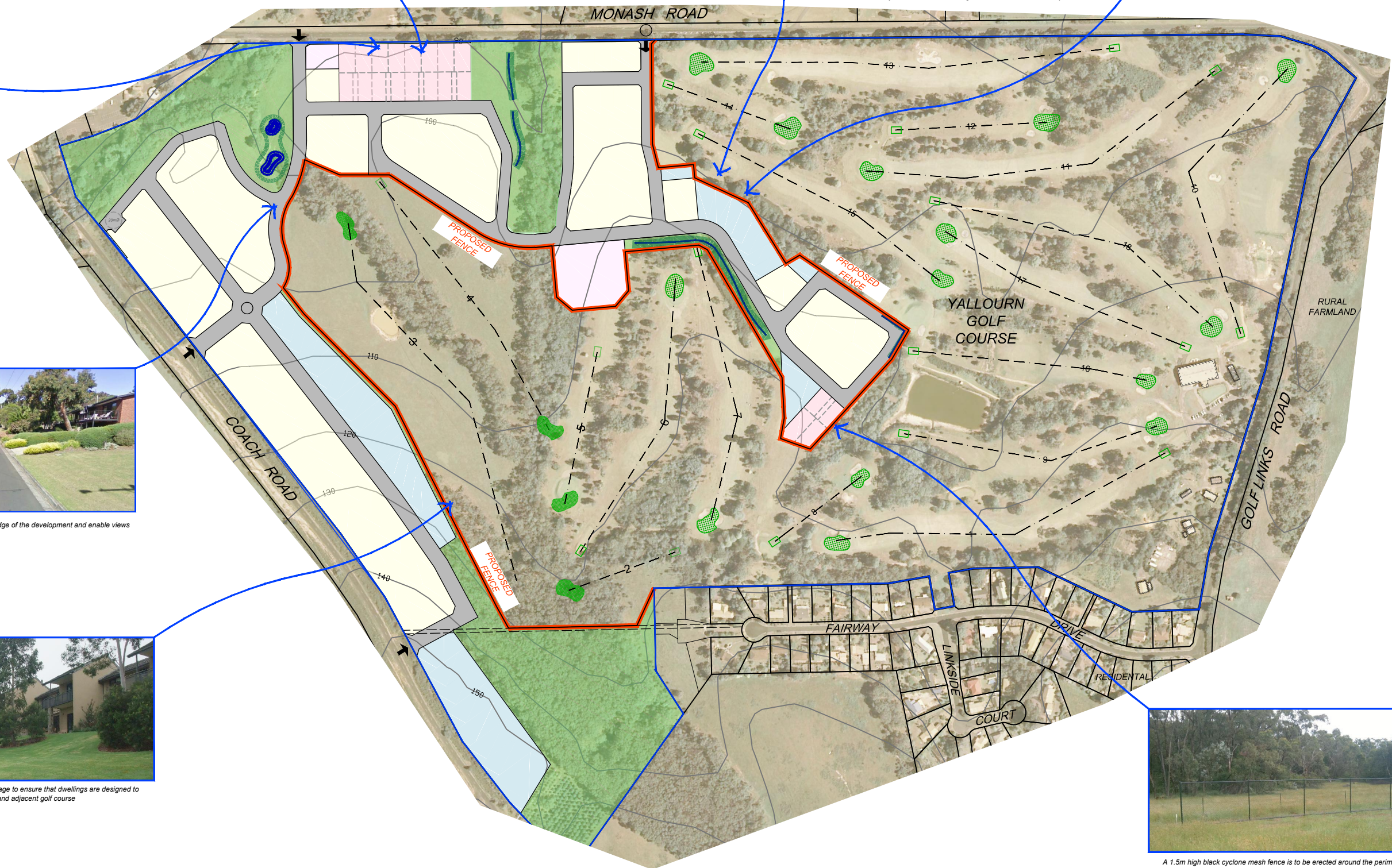
Cluster lots enable active facades to both frontages whilst restricting vehicular access to a single point that services four lots with a common access shaft



Design guidelines will ensure that rear dwellings of cluster lots will front Monash Road and gain pedestrian access from the proposed shared path network



Dwellings on lots that directly abut the golf course (ie. no footpath) will be permitted to have secluded open space to the rear given the screening vegetation offered within the golf course. Permeable fencing is to line the boundary to enable views of the golf course and a seamless open feel



Footpath lined streets, together with new fencing will define the edge of the development and enable views over the golf course



Design guidelines are to be employed at subdivision stage to ensure that dwellings are designed to overlook the shared path network and adjacent golf course



A 1.5m high black cyclone mesh fence is to be erected around the perimeter of the development area to define the boundary of the golf course

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No.	Revision Description	Drawn	CHK'd	Date
2	Amend development boundary	ME		19/02/2013
1	Submitted to Council	ME		03/01/2013

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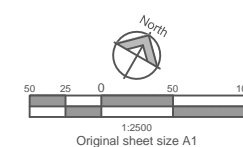
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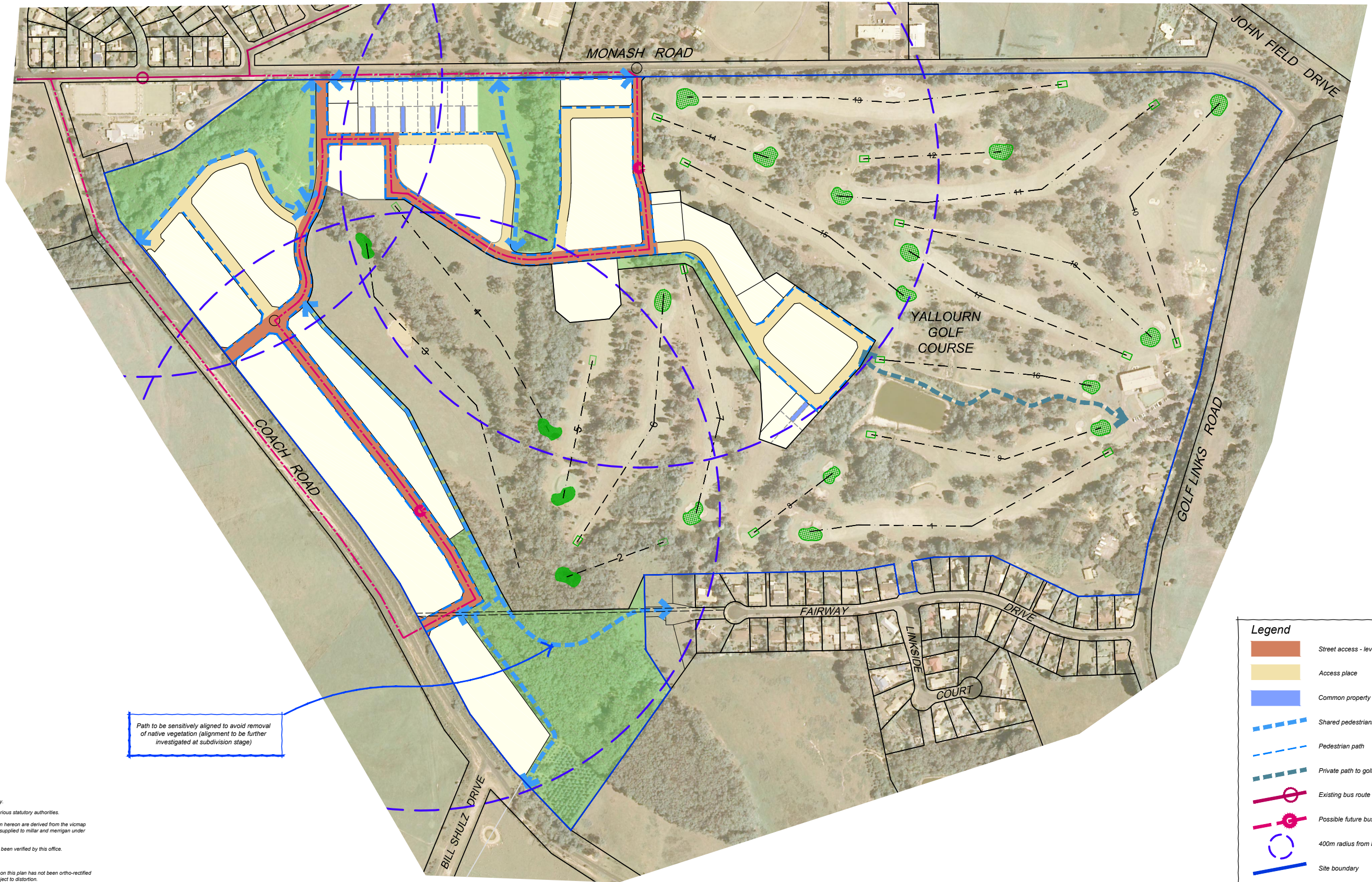
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**INDICATIVE INTERFACE TREATMENTS PLAN**  
TP10631U & PS701486M  
MONASH ROAD, NEWBOROUGH 3825  
LATROBE CITY COUNCIL  
15890DP9  
VERSION 2  
SHEET 1 OF 1

**FOR APPROVAL**





**Legend**

- Street access - level 1
- Access place
- Common property
- Shared pedestrian/cycle path
- Pedestrian path
- Private path to golf course
- Existing bus route & stop
- Possible future bus route & stop
- 400m radius from bus stop
- Site boundary

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Path to be sensitively aligned to avoid removal of native vegetation (alignment to be further investigated at subdivision stage)

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No.	Revision Description	Drawn	CHK'd	Date
3	Amend layout	ME		19.2.2019
2	Add bus route to Coach Rd	ME		12.2.13
1	Submitted to Council	ME		01.01.2013

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North

1:2500  
 Original sheet size A1

**MOVEMENT NETWORK PLAN**  
 TP10631U & PS701486M  
 MONASH ROAD, NEWBOROUGH 3825  
 LATROBE CITY COUNCIL

15890DP8  
 VERSION 3  
 SHEET 1 OF 1