



- MEDIUM DENSITY LOTS
- STANDARD LOTS
- LARGER LOTS
- LIMITED DEVELOPMENT POTENTIAL
- NEIGHBOURHOOD CENTRE
- OPEN SPACE (UNENCUMBERED)
- DRAINAGE RESERVE (ENCUMBERED)
- NATIVE VEGETATION
- SEWERAGE/WATER RESERVE
- DEVELOPED RESIDENTIAL
- EXISTING BUILDINGS

NOTES

Retarding Basins: Retarding basins are required for the detention of stormwater generated within the various drainage catchments. The retarding basins have been sized to control peak flows from the development plan area, back to existing flow rates. Consolidation of retarding basins within drainage reserves and wetland areas has been achieved where possible to respond to topography and maximise land efficiencies.

Drainage Reserves: Drainage reserves have been designed to respond to the topography of the site. The cross section for reserves is minimum 25 metres wide and maximum 70 metres wide, varying to respond to water flow and treatment requirements. The cross section for drainage is based on WSUD principles and includes shallow inundation and vegetated buffers that can act as passive open space areas. It is proposed that drainage in the south-west corner of the study area will be piped before connecting to the main north-south drainage reserve, in order to minimise impacts on development yield.

Neighbourhood Centre: A small neighbourhood centre of approximately 3,000sqm is proposed to serve daily needs of residents and is located centrally to the walkable catchment of most houses.

Open Space: Passive open space is provided through a network of linear parks along drainage reserves and associated with wetlands; through shared pathways on 'green streets' on key local roads; and in the form of pocket parks. Given the immediate proximity to the regional open space at Maryvale Reserve and Northern Reserve, no active open space has been provided within the study area.

Housing Diversity: Opportunities for housing diversity are provided through a mix of lot sizes throughout the development plan area, with the average lot size of 730 sq.m. This diversity will provide the opportunity for a range of household types, enhancing the mix of people that will live in the area over time. Larger lots have been provided at the industrial interface to allow for an appropriate buffer to be created.

Native Vegetation: There is a high presence of modified native vegetation in the area in the form of plains grassy woodland and swamp scrub. A further assessment of native vegetation will be required prior to the approval of planning permits.

PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved

Sheet 18 of 54 sheet(s)

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Council Delegate

Figure 3: Development Plan