

Possible future road connection

Council is required to address interface, compatibility and integration issues between the subject site and surrounding land uses at the Development Application and Detailed Design stages of the development process. It is envisaged that the existing electricity easement will provide a buffer between future development on this site and existing/future development to the west

The wide road reserve allows ample space for meandering pathways between high branching canopy trees to provide a park like feel to the development

A range of lot sizes will cater for numerous Industrial pursuits

Raised feature pavements act as traffic calming devices whilst breaking up the hard surfacing and providing an attractive landscape environment

The path network ensures excellent pedestrian circulation throughout the site whilst linking it to external areas

Major infrastructure easements have been factored into the lot configuration in accordance with advice from the relevant authorities

A wide entrance road enables use of landscape/bio-retention swales in a central median to treat stormwater runoff

Staging of the development allows for efficient provision of services and allows for a logical progression of development

The entrance is dominated by a feature avenue of canopy trees



The proposed swales, water sensitive urban design and water retention features are in accordance with the hydrology and drainage study completed for the site. Such features mitigate against any site inundation issues, ensure a net-gain for Plough Creek and were designed based on consultation with the West Gippsland Catchment Management Authority

The road layout provides links to the Government Road to enable safe and convenient vehicular circulation

Culvert crossings of Plough Creek to the satisfaction of Latrobe City Council and the CMA

Highly degraded Plough Creek is to be re-engineered to include water sensitive urban design. It will benefit significantly from the development through revegetation and increased stormwater runoff

Culvert crossings of Plough Creek to the satisfaction of Latrobe City Council and the CMA

LEGEND	
[Orange box]	Proposed lot
[Red dashed line]	Proposed staging
[Green box]	Proposed reserve
[Grey box]	Proposed road
[Brown box]	Proposed raised pavement
[Light blue box]	Proposed vehicle crossing
[Dark blue box]	Proposed footpath
[Blue oval]	Proposed water treatment pond
[Green wavy line]	Proposed swale
[Blue line]	Proposed creek
[Green circle]	Proposed tree
[Green circle with dot]	Existing easement
[Dashed line]	Site boundary

To Be Approved

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The only indigenous tree on site is to be retained within the public open space reserve

Extensive landscaping with an indigenous theme is proposed throughout the open space areas

A single entrance off Princes Drive provides for the main thoroughfare. A break in the existing median is required and the intersection will be signalled in accordance with the Traffic Engineering Assessment and VicRoads advice

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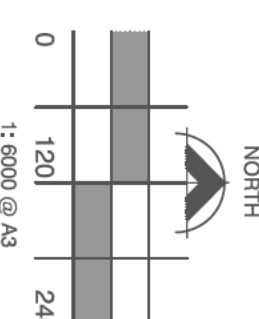
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