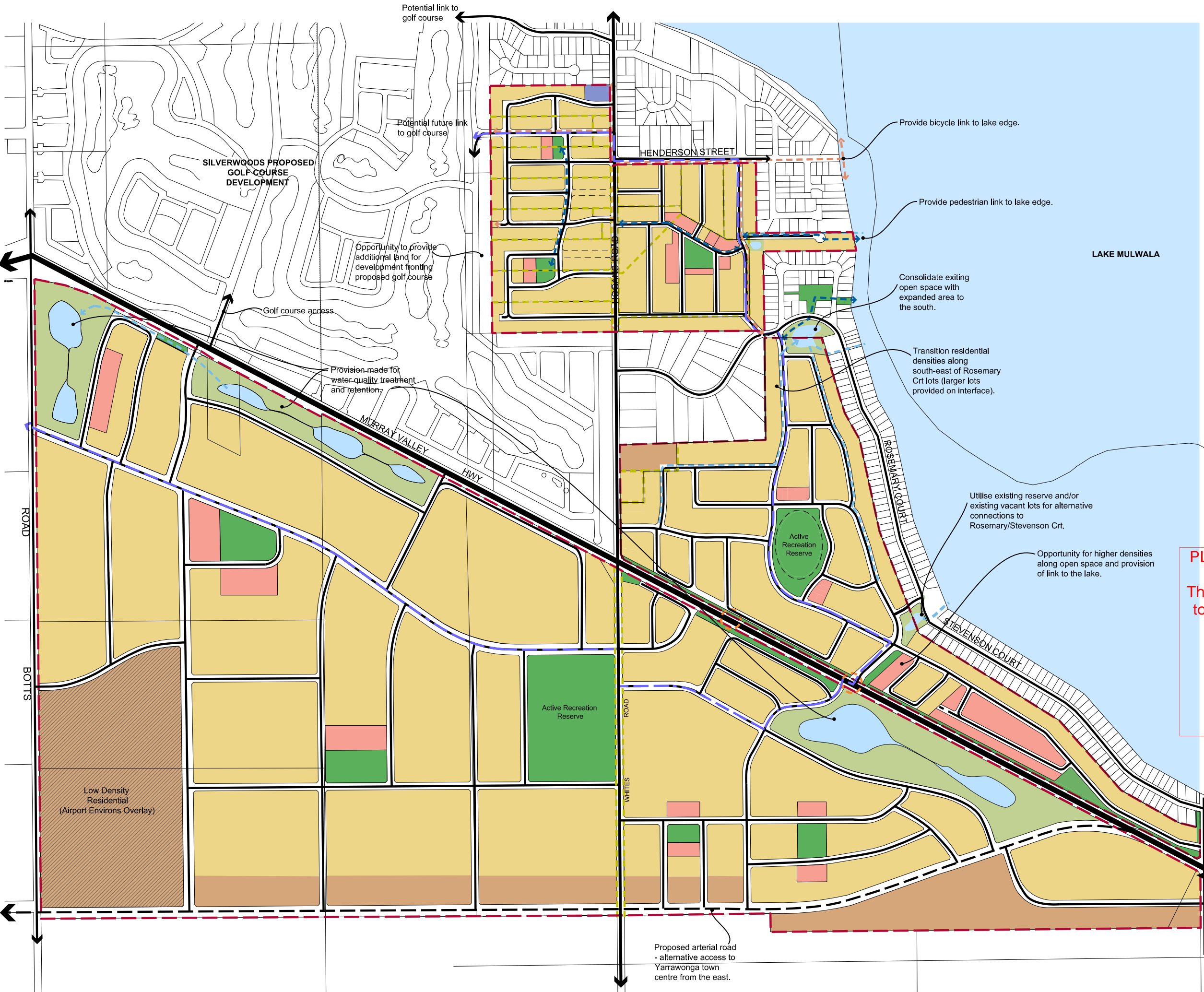
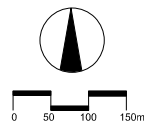


# DEVELOPMENT PLAN Yarrawonga East Moira Shire



- LEGEND:**
- SITE BOUNDARY
  - MAJOR ROAD NETWORK
  - ↔ POTENTIAL BUS ROUTE
  - ↔ POTENTIAL BIKE NETWORK
  - ↔ POTENTIAL PEDESTRIAN LINKAGES
  - TITLE/OWNERSHIP BOUNDARY
  - LOCAL NEIGHBOURHOOD CENTRE
  - STANDARD RESIDENTIAL (500 - 1000 SQM)
  - LOW DENSITY RESIDENTIAL (1000 - 2000 SQM)
  - MEDIUM DENSITY RESIDENTIAL (300 - 500 SQM)
  - LOW DENSITY RESIDENTIAL ZONE (4000m<sup>2</sup> MIN. LOT SIZE)
  - OPEN SPACE ASSOCIATED WITH DRAINAGE FUNCTION
  - LOCAL PARKS
  - IRRIGATION CHANNEL
  - PROPOSED RETENTION AND WETLANDS
  - INDICATIVE DRAINAGE DIRECTION
  - OPTIONAL LOCATIONS FOR INTERSECTION WITH HIGHWAY (SUBJECT TO VICROADS APPROVAL)

**PLANNING ENVIRONMENT ACT 1987**  
 This Development Plan is pursuant to the Development Plan Overlay Number 3 & 6 Delegate  
  
 8 August 2022

  
 Scale: 1:5000 @ A1  
 Ref.: M7652  
 Date: May 2022  
 Rev.: H

Potential link to golf course

Potential future link to golf course

SILVERWOODS PROPOSED GOLF COURSE DEVELOPMENT

Opportunity to provide additional land for development fronting proposed golf course

Golf course access

Provision made for water quality treatment and retention

MURRAY VALLEY HWY

ROAD

BOTTIS ROAD

Low Density Residential (Airport Environs Overlay)

HENDERSON STREET

Provide bicycle link to lake edge.

Provide pedestrian link to lake edge.

Consolidate exiting open space with expanded area to the south.

Transition residential densities along south-east of Rosemary Crt lots (larger lots provided on interface).

Active Recreation Reserve

Utilise existing reserve and/or existing vacant lots for alternative connections to Rosemary/Stevenson Crt.

Opportunity for higher densities along open space and provision of link to the lake.

ROAD

WHITES ROAD

Proposed arterial road - alternative access to Yarrawonga town centre from the east.

LAKE MULWALA

ROSEMARY COURT

STEVENSON COURT

HENDERSON STREET

PLANNING ENVIRONMENT ACT 1987  
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*[Signature]*  
 8 August 2022

APPROX. TRUE NORTH

MATURE STREET TREES PLANTED FROM HOGANS ROAD TO THE LAKE - TO PROVIDE A BOULEVARD EFFECT

2.5m MEANDERING SHARED PATH - FROM HOGANS ROAD TO THE LAKE

2.5m SHARED PATH ON EASTERN SIDE OF HOGANS ROAD ABUTTING SUBJECT LAND

EAST WEST ROAD WIDENED TO 18m TO ACCOMMODATE THE 2.5m MEANDERING SHARED PATH AND MATURE STREET TREES

ANY PERMIT ISSUED FOR SUBDIVISION OF THE SHADED AREA TO REQUIRE A MINIMUM 5000sqm ACTIVE OPEN SPACE AREA - EMBELLISHED TO A HIGH STANDARD, WITH BBQ'S, SHELTER, SEATING, PLAYGROUND, TOILETS ETC

TRAFFIC CALMING ENGINEERING NEAR THE PARK & ALONG THE SHARED PATHWAYS TO PROMOTE PEDESTRIAN PERMEABILITY AND SAFETY

MINIMUM 3.5m WIDE WALKWAY TO THE LAKE, TO INCLUDE PASSIVE SURVEILLANCE & BUILT FORM CONTROLS

PEDESTRIAN ACCESS & DRAINAGE RESERVE

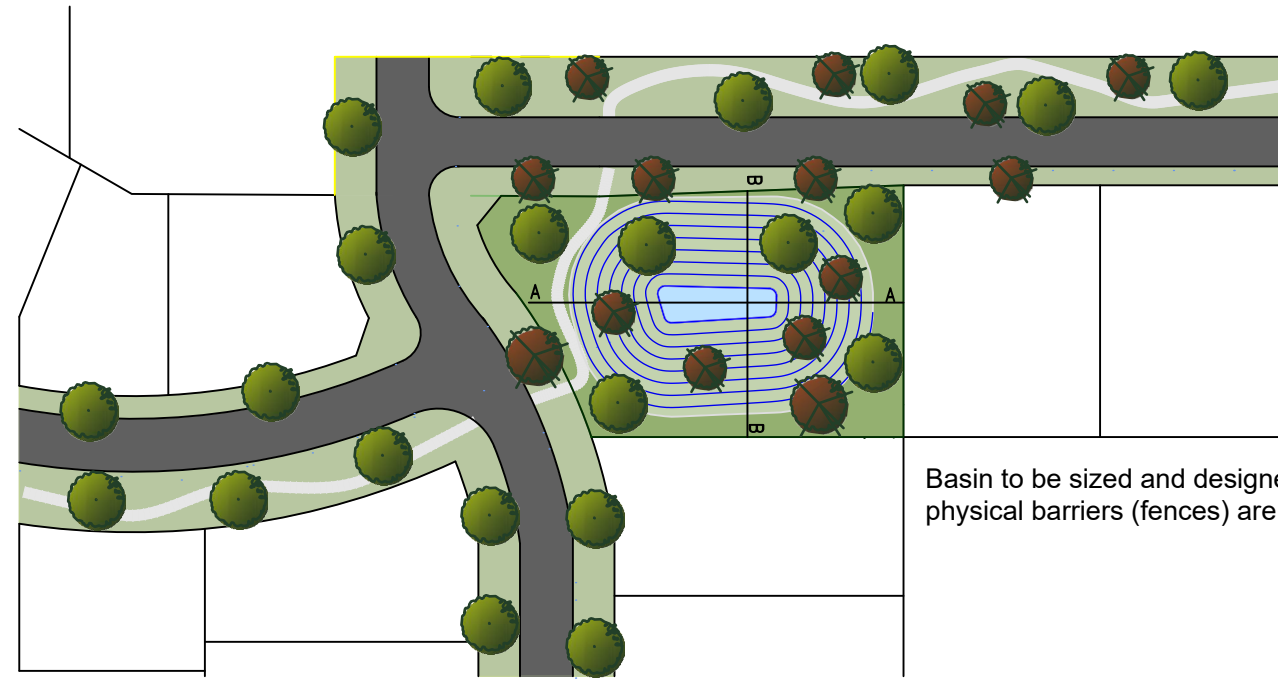


Design 12


Provision to be made in any permit that issues for legal and physical road connection to Rosemary Court.

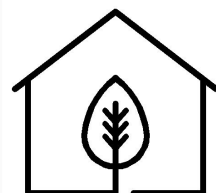
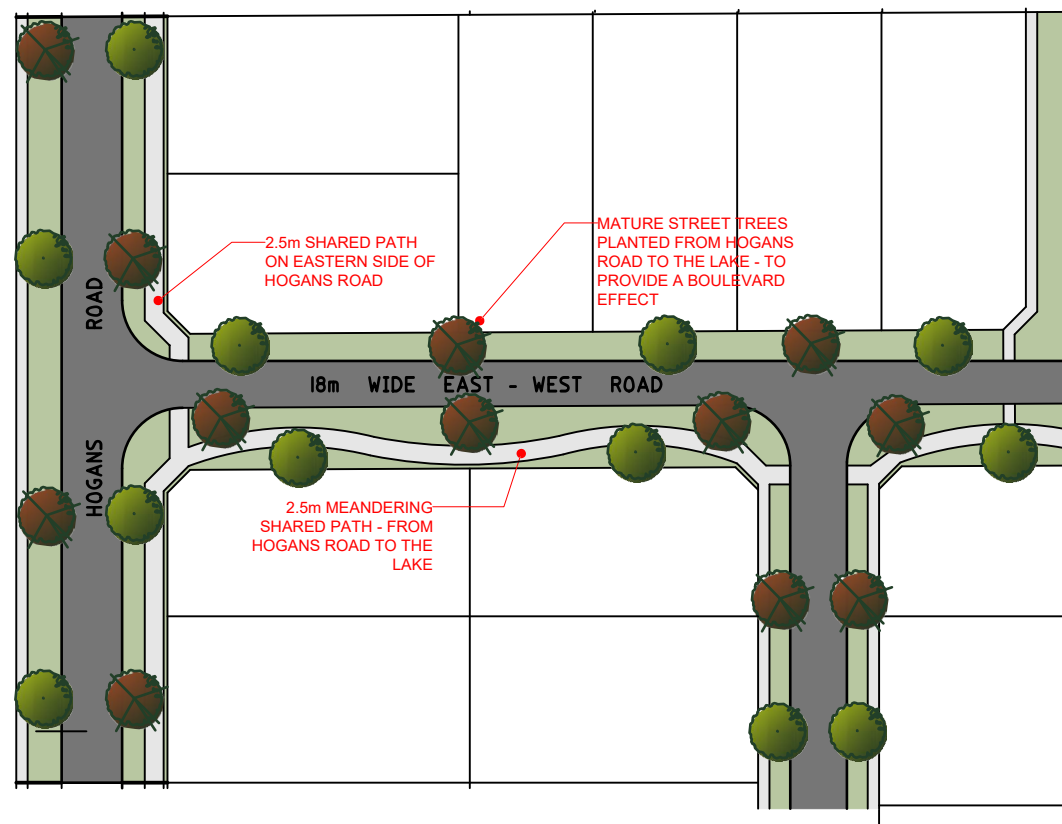
**RURAL SUBDIVISION SPECIALISTS**

PROPOSED DEVELOPMENT PLAN AMENDMENT  
 HOGANS ROAD YARRAWONGA  
 PREPARED BY SAXIL TUXEN  
 Ph. 0428 858 060 e: saxil.jnr@ruralsubs.com.au  
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Basin to be sized and designed to ensure physical barriers (fences) are not required.

PLANNING ENVIRONMENT ACT  
1987  
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Delegate  
  
8 August 2022



**RURAL SUBDIVISION  
SPECIALISTS**

PLAN VERSION 12 SECTIONS SHEET 1  
HOGANS ROAD YARRAWONGA  
PREPARED BY SAXIL TUXEN  
Ph. 0428 858 060 e: saxil.jnr@ruralsubs.com.au  
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*[Signature]*  
8 August 2022

Provide footpath connections  
to adjacent streets

BBQ shelter with electric BBQ and  
picnic setting.  
Bins and tap with drinking fountain  
to be provided nearby

Separate picnic table in graveled  
area

Indicative playground equipment  
"Kidzspace WD-KS062"



Indicative plant species selection



Playground equipment  
with required fall zones

Seat wall to edge of play  
area

bench seat

Provide footpath  
connections through park

Grassed area for informal  
kick-bout space

Loop track for prams  
and scooters

bench seat

Provide buffer planting to side  
boundary fencing

Open style fencing for  
passive surveillance of park

DATE	DESCRIPTION	FOR DISCUSSION	REVISION	REVISION STATUS
24.11.21				

**NORTH EAST**  
**SURVEY DESIGN**  
ABN 83 127 459 367  
PO Box 882  
Warragatta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nesd.com.au  
www.nesd.com.au

For: Rural Subdivision Specialists  
At: 26-28 Hogans Rd, Yarrowonga

Title: PROPOSED RESERVE  
LANDSCAPE MASTER PLAN

Drawing No: M7652\_LMP  
Project No: M7652  
Revision: -  
Drawn by: KW  
Checked/Signed By: MS

0 10 20 30 40 50m  
Scale: 1:1000 @ A1 / 1:2000 @ A3



Status:  
**FOR COUNCIL ENDORSEMENT**

Drawing Creation Date: 24.11.2021  
Plot / Issue Date: 29.11.2021  
File Location: N:\NESD Job Directory\M7652-26-28 Hogans Road  
Warragatta\Planning\Drawings\M7652-LMP-AGW\Warragatta

# LANDSCAPE MASTER PLAN