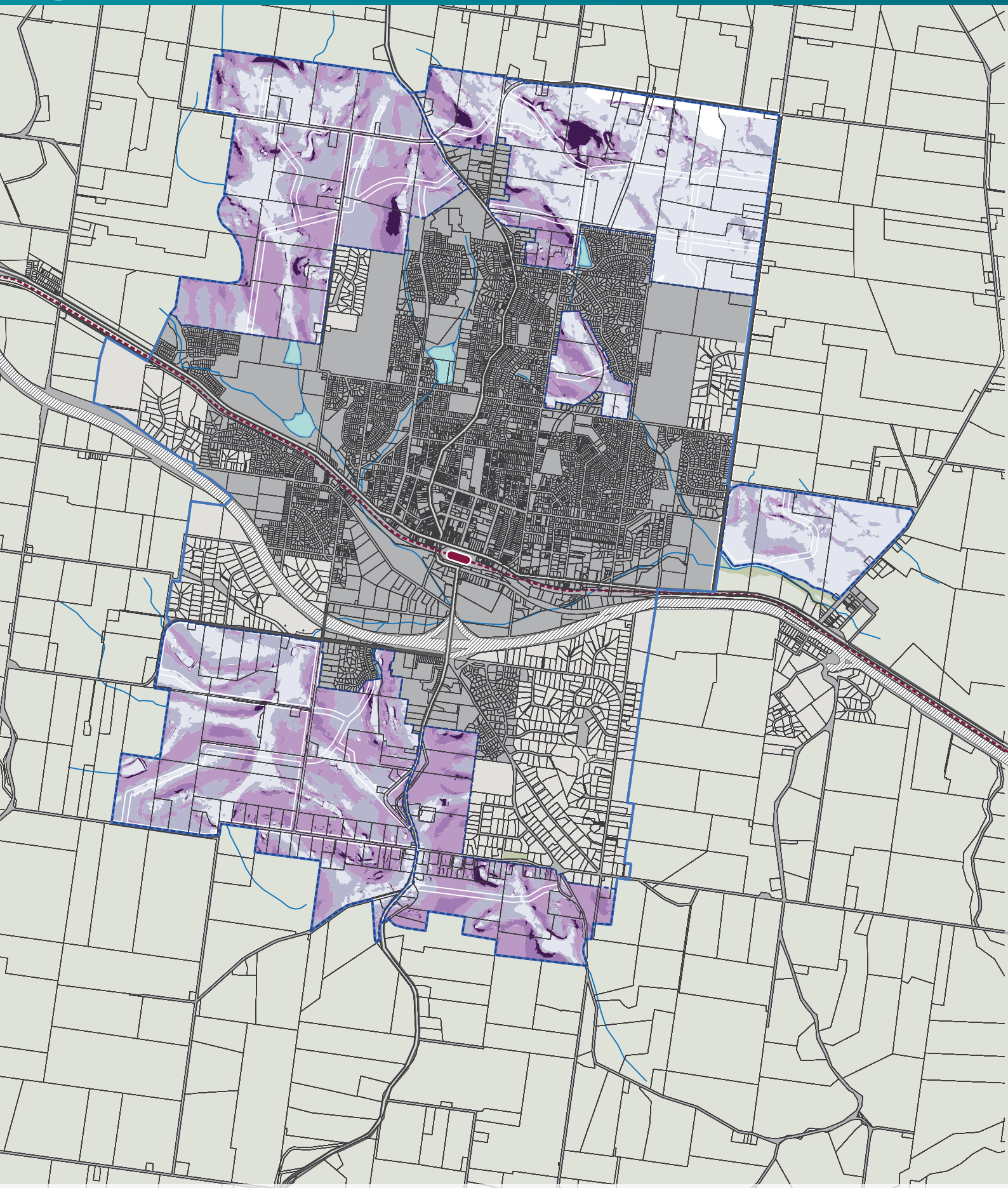

township boundary
precinct boundary
flat land (< 5% slope)
moderate slope (5% - 10% slope)
steep land (10% - 15%)
very steep land (15% - 20% slope)
extremely steep land (> 20% slope)
street network outline

plan 4_sloping land
warragul precinct structure plan

0 400 800 1,200

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LANDSCAPE AND TOPOGRAPHY

	REQUIREMENTS
R11	Subdivision applications must demonstrate how the proposal will respond to natural topography by minimising the extent of modification to existing ground levels and the risk of erosion through consideration of: • Alignment of roads and streets. • Orientation and size of lots. • Location and design of any open space.
R12	Subdivision applications for land of a slope greater than 10-per-cent must be accompanied by the following information, as appropriate: • A plan showing lot boundaries, contours, and slope. • An indication of the type, location and approximate depth of any proposed earthworks. • An indication of the type, location and approximate height for proposed retaining structures. • Design concept plans, prepared by a suitably qualified engineer, addressing the appropriateness of the depth of proposed earthworks and use of retaining structures where they are to exceed 1.0 metres in height. The location and approximate grade of any proposed roads and paths. • Indicative building envelopes. • Indicative lot access arrangements consistent with Council standards for crossover design
R13	Any vertical retaining structures in public places (with the exception of those that are part of building walls) must be no more than 1.0 metres in height, unless otherwise agreed by the responsible authority.
	GUIDELINES
G14	Unless addressed through responsive building design or site engineering, subdivision should prevent excessive earthworks through slope responsive lot layouts with larger lots on steeper land (greater than 10-per-cent slope gradient) and increased densities in flatter areas (less than 10-per-cent slope gradient). Slope gradients are shown in Table 3.
G15	Any retaining structures (with the exception of those which are part of building) should be: • No more than 1.0 metres in height between a dwelling and a street or public space, or where visible from a street or public space. • Set back at least 1.0 metres from any building envelope. • Staggered, with a minimum 0.75 metre distance between each stagger to allow for the inclusion of landscaping, where cutting and filling is deeper than 1.0 metres. • Positioned so that associated drainage infrastructure and structural foundations are fully located within the same lot.

Table 3 Sloping land

The following table provides assistance in interpreting the definition and categories of slope. It should be referred to in conjunction with Plan 4 and the requirements and guidelines above.

COLOUR KEY:

FLAT	Land with a slope gradient less than 5%
MODERATE SLOPE	Land with a slope gradient of between 5% and 10%
STEEP	Land with a slope gradient of between 10% and 15%
VERY STEEP	Land with a slope gradient of between 15% and 20%
EXTREMELY STEEP	Land with a slope gradient of more than 20%

SLOPE GRADIENT (RISE : RUN)	SLOPE GRADIENT (%)	SLOPE ANGLE (DEGREES)
1:3	33%	18.43
1:4	25%	14.04
1:5	20%	11.31
1:6.7	15%	8.49
1:10	10%	5.71
1:20	5%	2.86

3.2 Neighbourhood centres & employment

NEIGHBOURHOOD CENTRES

	REQUIREMENTS
R14	Permit applications for retail or commercial uses associated with a neighbourhood centre must be accompanied by an Urban Design Framework (UDF) that responds to the performance criteria included in Appendix C. (A UDF should be concise and predominantly plan / drawing based documents that should not unnecessarily repeat text and guidance already included within the PSP)
R15	Provision of retail floor space within a neighbourhood centre must not exceed 5,000m^2 (without a planning permit).
	GUIDELINES
G16	Neighbourhood centres should be located consistent with the indication on Plan 2 and the information provided in Table 4.

VILLAGE CONVENIENCE CENTRES

	REQUIREMENTS
R16	Permit applications for retail or commercial uses associated with a village convenience centre must be accompanied by an Urban Design Framework (UDF) that responds to the performance criteria included in Appendix C. (A UDF should be concise and predominantly plan / drawing based documents that should not unnecessarily repeat text and guidance already included within the PSP)
R17	Provision of retail floor space within a village convenience centre must not exceed 1,500m^2 (without a planning permit).
	GUIDELINES
G17	Village convenience centres should be located consistent with the indication on Plan 2 and the information provided in Table 4.

EMPLOYMENT

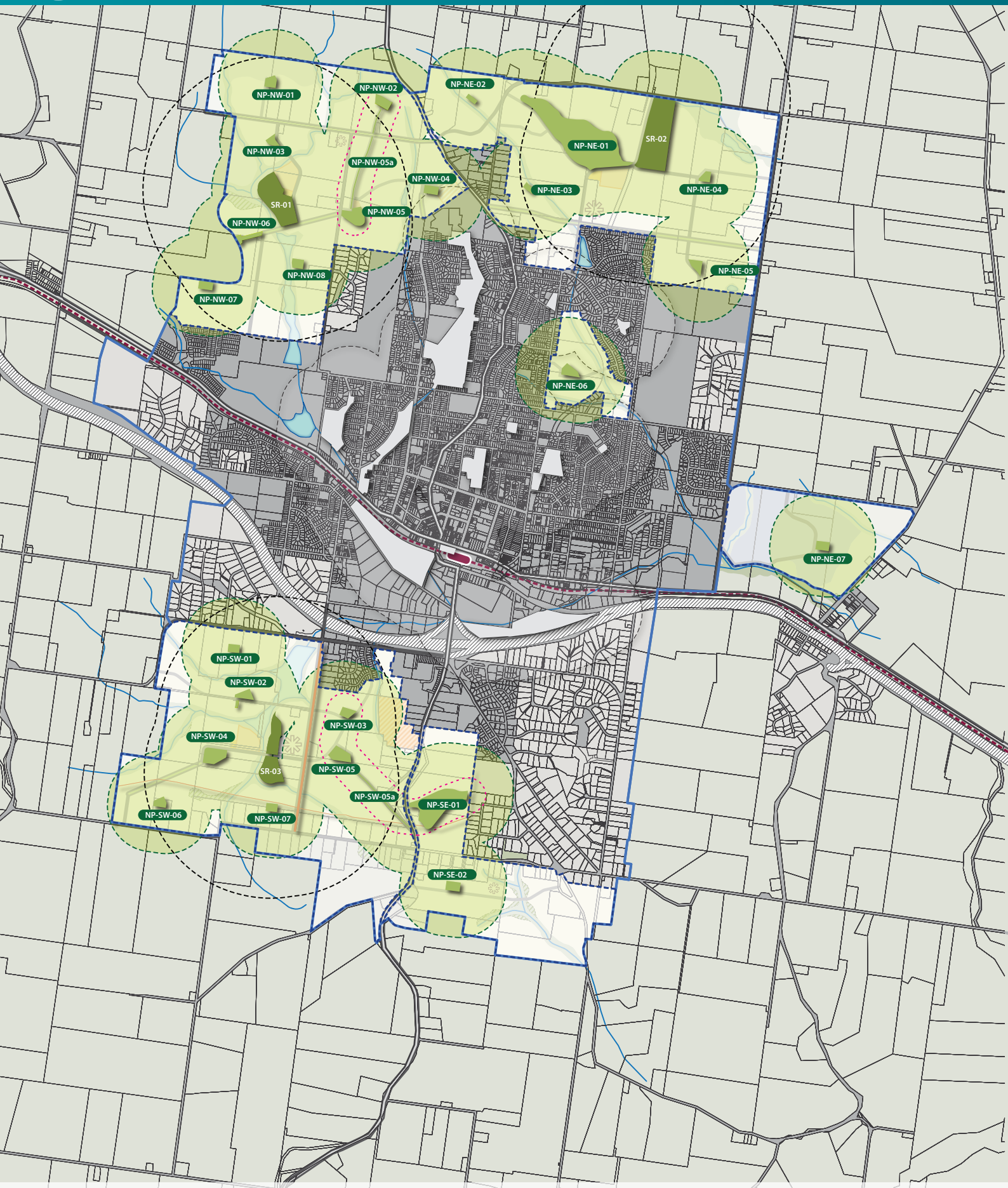
	REQUIREMENTS
	The following requirements apply to areas shown as business & industry on Plan 2.
R18	Allocation of land uses, building design, and interface treatment must minimise negative impacts on the amenity of adjacent sensitive uses.
R19	Development must integrate with surrounding neighbourhoods including the provision of convenient connections to the shared path network.
R20	Buildings must create a positive address to all public streets, public open space, and waterways.
	GUIDELINES
	The following guidelines apply to areas shown as business & industry on Plan 2.
G18	Subdivision should create a range of lot sizes that are conducive to attracting a range of business types and creating a diversity of local jobs.
G19	Any developments with an administrative component should provide for that administrative component to be placed at the front of the allotment for improved pedestrian access and engagement with the street.
G20	Car parking and loading facilities should be located to the side or rear of any buildings.
G21	Service infrastructure, plant material, water tanks, and other structures should be located behind the building line; or where this is not possible behind constructed screening using durable and attractive materials, to the satisfaction of the Responsible Authority.
G22	Fencing forward of building lines and along public streets should be largely transparent and not above 1.5 metres in height.

Table 4 Centre hierarchy

TOWN CENTRE	RETAIL FLOOR SPACE	BASE CATCHMENT	LOCATION & ANCILLARY USES
Existing Warragul town centre	130,000 m^2	90,000 people 37,500 dwellings	The existing Warragul town centre will continue to drive economic growth of the surrounding region. Over the long term redevelopment and expansion has the potential to significantly increase the existing services and employment opportunities for the growing population. New neighbourhood centres on the outskirts of the town will complement the existing centre by catering for the local needs of new residents.
Proposed Lillico neighbourhood centre	10,000 m^2	12,000 people 5,000 dwellings	Located in Copeland to service the northern neighbourhood of Warragul. Centre should complement the services of the existing township with supermarkets, speciality retail, cafes, and opportunities for local businesses.
Proposed Spring Creek neighbourhood centre	10,000 m^2	13,500 people 5,600 dwellings	Located in Spring Creek to service the southern neighbourhood of Warragul. Centre should complement the services of the existing township with supermarkets, speciality retail, cafes, and opportunities for local businesses.
Proposed Dollarburn village convenience centre	1,500 m^2	2,000 people 800 dwellings	Located in Dollarburn in the north west of the Warragul growth areas. Potential to locate along Dollarburn or Pharaohs Road. Intended to meet convenience needs of local population.
Proposed Brooks Hill village convience centre	1,500 m^2	2,000 people 800 dwellings	Located in the southernmost neighbourhood of the Warragul growth areas. Intended to meet convenience needs of local population.

Table 5 Anticipated employment creation in precinct

LAND-USE BASED EMPLOYMENT	MEASURE	JOBS	QTY IN PRECINCT	ESTIMATED JOBS
Primary school	Jobs / school	40	4	160
Community centre (L1)	Jobs / centre	10	2	20
Community centre (L2)	Jobs / centre	10	1	10
Neighbourhood centres (retail)	Jobs / 30 sqm	1	23,000	767
Neighbourhood centres (associated commercial uses)	Jobs / 20 sqm	1	9,200	460
Business & industry	Jobs / Ha	40	67	2,668
Home-based business	Jobs / Dwelling	0.05	12,574	629
TOTAL				4713



township boundary
precinct boundary
existing park
existing park catchment (400m)
neighbourhood park
neighbourhood park catchment (400m)
sporting reserve
sporting reserve catchment (1km)
easement forming part of open space network
ridge line open space network

plan 5_open space
warragul precinct structure plan

0 400 800 1,200 N

3.3 Open space & community facilities

OPEN SPACE

	REQUIREMENTS
R21	All neighbourhood parks and sporting reserves must be located, designed and developed generally in accordance with Plan 2 and the relevant description in Table 6 unless otherwise agreed by the responsible authority. The area of the park may vary so long as it remains inside the guidance for the relevant type of park. Where a park is smaller than that outlined in the table, the land must added to another park or used to create a new park in addition to those outlined on Plan 2. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation.
R22	All public landscaped areas must be designed and constructed to enable practical maintenance and planted suitable to the local climate and soil conditions.
R23	Where a neighbourhood park shown on Plan 5 spans across multiple properties, the first development proponent to lodge a permit application must provide an indicative concept master plan for the entire park unless otherwise agreed by the responsible authority.
R24	Lots directly fronting a neighbourhood park or sporting reserve must provide for a primary point of access from footpath or shared path proximate the lot boundary.
R25	Any fencing of open space, whether encumbered or unencumbered, must be low scale (less than 1.2 metres in height) and visually permeable to facilitate public safety and surveillance.
R26	Large neighbourhood parks and sporting reserves must be developed in accordance with a master plan adopted by or prepared to the satisfaction of the responsible authority, unless otherwise agreed by the responsible authority.
	GUIDELINES
G23	Design and layout of waterway corridors and all other encumbered open space must maximise the potential for the integration of recreation uses, utility infrastructure, and wetlands, where this does not conflict with the primary function of the land.
	CONDITIONS
C2	**Conditions for subdivision or building and works permits where land is required for public open space** Land required for public open space as a local or district park, as set out in the *Warragul Precinct Structure Plan* or the *Warragul Development Contributions Plan* must be transferred to or vested in Council at no cost to Council unless the acquisition of the land is funded through a development contributions plan.

Table 6 Open Space Delivery Guide

The following table sets out the open space provision expected to be delivered within the PSP area. The table is linked to Appendix E, Open Space Delivery Guide.

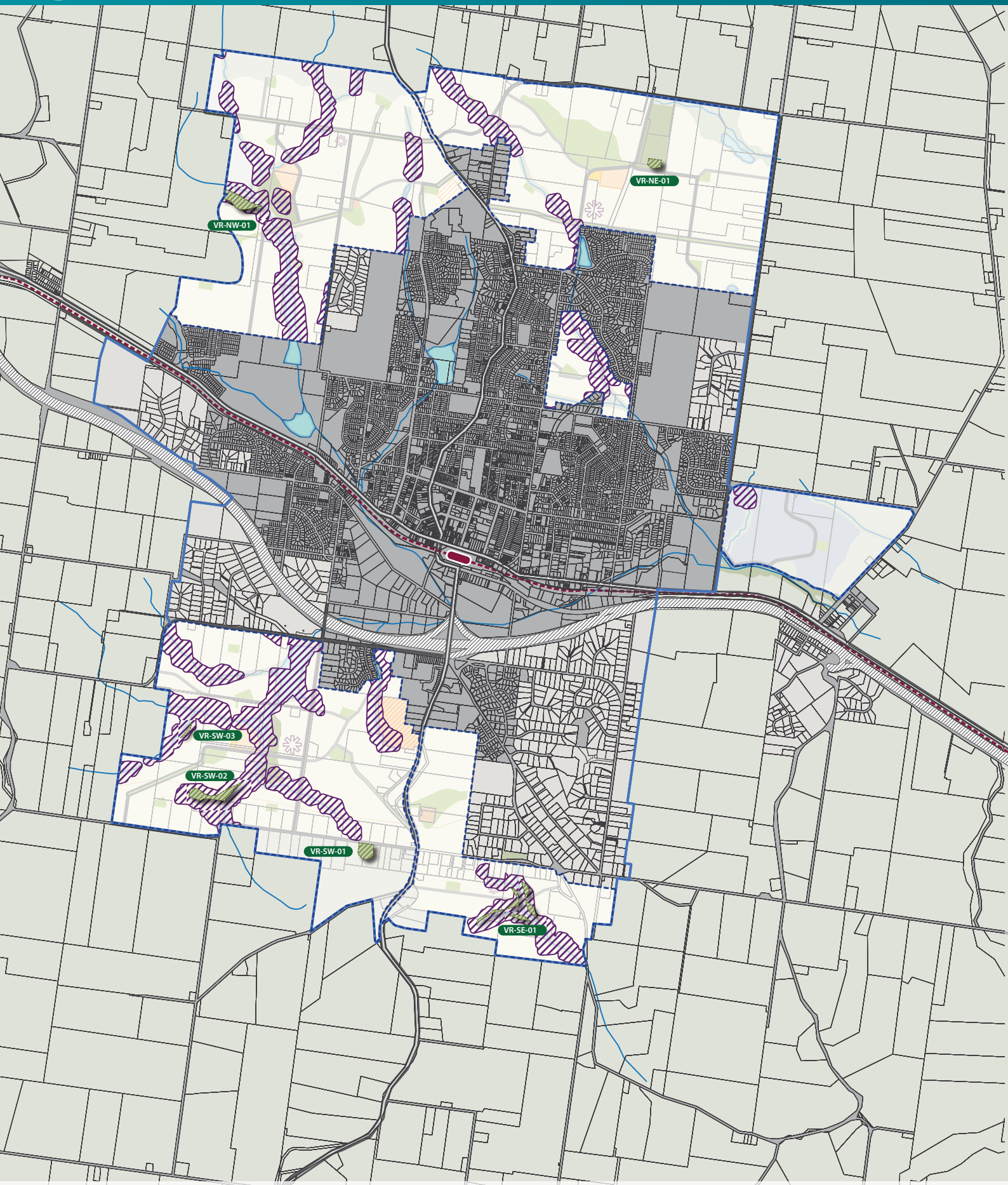
PARK ID	AREA (HA)	TYPE	LOCATION & OTHER ATTRIBUTES
NP-NW-01	0.89	Neighbourhood park - Local (Medium)	Located at the end of access boulevard, between low density and standard residential areas.
NP-NW-02	1.00	Neighbourhood park - Local (Medium)	Located on ridge line at the end of access boulevard and edge of urban area.
NP-NW-03	0.64	Neighbourhood park - Local (Small)	Located at the end of ridge line with views south to waterway.
NP-NW-04	0.70	Neighbourhood park - Local (Medium)	Located to retain existing stand of vegetation on extension of Bowen Street.
NP-NW-05	2.25	Neighbourhood park - Local (Large)	Located on hill top at intersection of Pharaohs Road and connector boulevard.
NP-NW-05a	0.70	Linear park - Local (Medium)	Located along ridgeline linking NP-NW-02 to NP-NW-05. May take the form of median or widened verge and must have a minimum width of 10 metres.
NP-NW-06	1.00	Neighbourhood park - Local (Medium)	Linear park extending from connector boulevard to edge of urban area, creating view line to nearby hill top.
NP-NW-07	0.70	Neighbourhood park - Local (Medium)	Located at edge of urban area.
NP-NW-08	0.80	Neighbourhood park - Local (Medium)	Located adjacent waterway.
NP-NE-01	22.00	Neighbourhood park - District (Large)	Intended to protect the prominent Lillico Volcano for public use. Nature-based passive park with minimal landscaping and infrastructure. Trails providing access to a lookout at the top of the hill.
NP-NE-02	0.40	Neighbourhood park - Local (Small)	Located adjacent waterway.
NP-NE-03	0.46	Neighbourhood park - Local (Small)	Located adjacent waterway.
NP-NE-04	0.73	Neighbourhood park - Local (Small)	Generally located as shown on Plan 5.
NP-NE-05	0.70	Neighbourhood park - Local (Medium)	Generally located as shown on Plan 5.
NP-NE-06	1.10	Neighbourhood park - Local (Medium)	Located on hill top and retaining existing vegetation.
NP-NE-07	1.00	Neighbourhood park - Local (Medium)	Generally located as shown on Plan 5, within business & industry area.
NP-SE-01	6.71	Neighbourhood park - District (Large)	District park that protects current view of hill top and ridge line from the north. Extents from Warragul-Korumburra Road to the existing low-density residential development in the east and includes existing Gippsland Water facility. Extends on northern side of hill to a minimum of seven metres below ridge line.
NP-SE-02	1.20	Neighbourhood park - Local (Medium)	Generally located as shown on Plan 5.
NP-SW-01	0.80	Neighbourhood park - Local (Medium)	Generally located as shown on Plan 5.
NP-SW-02	0.82	Neighbourhood park - Local (Medium)	Located on hill top.
NP-SW-03	0.86	Neighbourhood park - Local (Medium)	Located at intersection of access streets on ridge line to provide views east and west.
NP-SW-04	2.00	Neighbourhood park - Local (Large)	Located on hill top at end of access boulevard.
NP-SW-05	1.78	Neighbourhood park - Local (Large)	Located on hill top at end of access boulevard.
NP-NW-05a	0.32	Linear park - Local (Medium)	Located along ridgeline linking NP-SW-05 to NP-SE-01. May take the form of median or widened verge and must have a minimum width of 10 metres. Forms important part of shared path network linking the Brooks Hill neighbourhood to the wider Hazel Creek system.
NP-SW-06	0.79	Neighbourhood park - Local (Medium)	Generally located as shown on Plan 5.
NP-SW-07	0.70	Neighbourhood park - Local (Medium)	Generally located as shown on Plan 5.

PARK ID	AREA (HA)	TYPE	LOCATION & OTHER ATTRIBUTES
SR-01	8.75	Sporting reserve	Co-located with potential government primary school and community centre alongside waterway. Can accommodate two senior ovals.
SR-02	12.17	Sporting reserve	Located adjacent the Lillico Volcano. Can accommodate one senior oval, three soccer pitches and other facilities. Contains remnant stand of Strezlecki gum trees.
SR-03	6.75	Sporting reserve	Located adjacent waterway. Can accommodate one senior oval and two soccer pitches.

SMALL = 0.25 - 0.7 Ha, MEDIUM = 0.7 - 1.5 Ha, LARGE = 1.5 Ha+,

COMMUNITY FACILITIES & EDUCATION

	REQUIREMENTS
R27	Where the responsible authority is satisfied that land shown as a potential government or non-government school site is unlikely to be used for that purpose, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone.
R28	Schools and community centres must be designed to front and be directly accessed from a public street with off-street car parks located away from the main building entry. Site design must ensure that any other adjoining streets or public spaces are positively addressed and the use of fencing is minimised.
	GUIDELINES
G24	School sites should be provided with three street frontages, where practical.
G25	Any education or community infrastructure not shown on Plan 2 should be located within or proximate to a neighbourhood centre, village convenience centre, or an existing community hub, as appropriate.
G26	Any private childcare, medical, or similar facility should be located proximate to a neighbourhood centre, village convenience centres, or nominated community hub, as appropriate.
G27	Community facilities, schools, and active recreation reserves which are co-located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.
G28	The indicative location and layout of community facilities and schools as illustrated in Plan 2 may be altered to the satisfaction of the responsible authority.
	CONDITIONS
C3	**Conditions for subdivision or building and works permits where land is required for community facilities** Land required for community facilities, as set out in the *Warragul Precinct Structure Plan* or the *Warragul Development Contributions Plan*, must be transferred to or vested in Council at no cost to Council unless the acquisition of the land is funded through a development contributions plan.



township boundary
precinct boundary
potential earthworm habitat (ESO4)
retained native vegetation

VR-SE-00 vegetation patch id (refer table 7)

plan 6_biodiversity
warragul precinct structure plan

0 400 800 1,200

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3.4 Biodiversity & bushfire management

BIODIVERSITY & NATURAL SYSTEMS

	REQUIREMENTS
R29	Development applications for land covered by Giant Gippsland Earthworm (GGE) Environmental Significance Overlay 4 (ESO4) must be accompanied by an assessment of the potential impact on GGE habitat, following the requirements of Schedule 4 to the ESO. For land where GGE is either confirmed or assumed to be present, applications must indicate how negative impact on GGE habitat has been avoided, minimised or offset. The GGE Reference Document to the ESO4 can be used to assist applications in assessing impact and for identifying measures to mitigate negative impact on GGE habitat.
R30	Development applications for land covered by natural waterways, drainage lines or seepages must be accompanied by an assessment of the potential impact of the development on the habitat of Warragul Burrowing Crayfish (WBC). For land where WBC is either confirmed or assumed to be present, applications must indicate how negative impact on WBC habitat has been avoided, minimised or offset.
R31	Development applications which include the upgrading, modification or construction of wetland and/or retardation basins must be accompanied by a plan that examines the feasibility of incorporating threatened species habitat requirements (e.g., Dwarf Galaxias, Growling Grass Frog) into the wetland/retardation basin design. Habitat construction guidelines for threatened species can be obtained from the responsible authority.
R32	Any public infrastructure to be located adjacent to retained biodiversity assets must be designed and located in a manner so as to avoid or minimise current and future negative impacts.
R33	To evaluate the success of approved building or works within or adjacent to biodiversity assets, threatened species monitoring/management must be undertaken at specific locations, at the discretion of the responsible authority.
R34	When relevant, developers must take into consideration Significant Impact Guidelines and mitigation measures for nationally threatened species listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (Strzelecki Gum, Giant Gippsland Earthworm, Growling Grass Frog, Dwarf Galaxias).
R35	Development adjacent to retained native vegetation or species habitat must be located and designed in a manner so as to avoid or minimise negative impacts. Permanent buffers must be established around all retained native vegetation, including buffers to ensure the protection of trees (Tree Protection Zone) and those to protect residents and assets from potential tree failure (Tree Safety Buffer). Tree Protection Zones must follow the Australian Standard for the protection of trees on development sites (AS 4970-2009), unless otherwise agreed by the responsible authority. Adequate Tree Safety Buffer distances can be obtained from the responsible authority.
	GUIDELINES
G29	Through appropriate restoration and rehabilitation techniques, improve the long-term health and habitat value of retained native vegetation. Information on restoration and rehabilitation techniques can be obtained from the responsible authority.
G30	Public open space landscaping should contribute to habitat for indigenous fauna species, in particular arboreal animals (animals that inhabit trees) and birds.
G31	Designated waterways or constructed/modified wetlands should be revegetated with indigenous native vegetation based on the species composition of the relevant Ecological Vegetation Class and should be complementary to any specific biodiversity management objectives. The Baw Baw Shire - West Gippsland Catchment Management Authority Waterway Management Plan Guidelines should be used to guide revegetation activities, unless otherwise agreed to by the catchment management authority and responsible authority.
G32	Development should retain aquatic habitat, indigenous remnant native vegetation and scattered trees (predominantly Strzelecki Gum, Mountain Grey Gum, Swamp Gum, Manna Gum, Messmate and Blackwood) in public open space or other reserves.
G33	Landscaping adjacent to retained native vegetation or habitat should be complementary to conservation objectives and should use indigenous planting where appropriate.
G34	Passive or low impact recreational activities should be located closest to retained native vegetation or habitat, with active or higher impact activities to be located further away.
G35	Strategic revegetation or restoration should link and develop retained native vegetation or habitat areas with emphasis on enhancing corridors along and around waterways and wetlands.

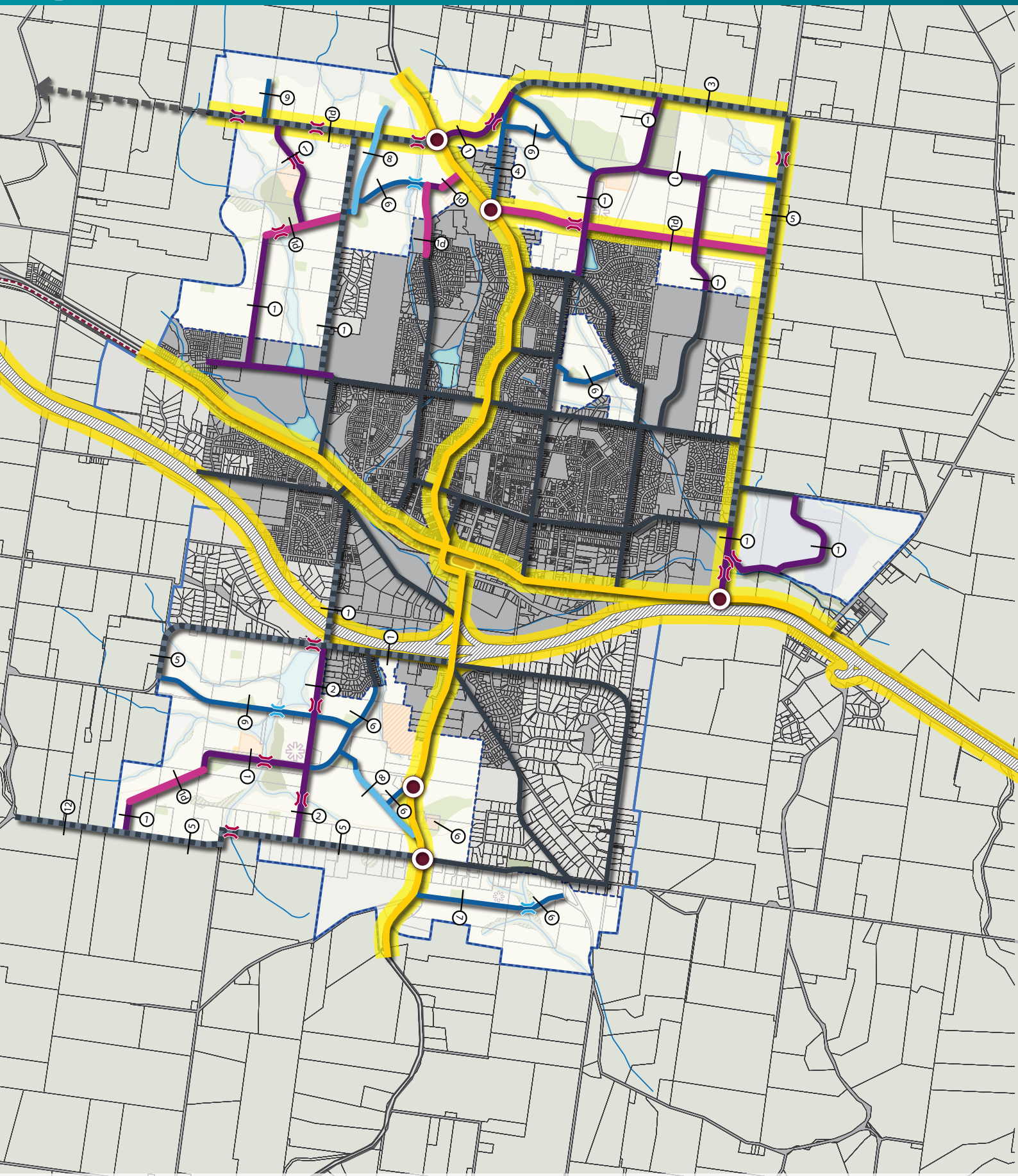
	CONDITIONS
C4	**Conditions for subdivision or building works permits where land is covered by Environmental Significance Overlay Schedule 4** Prior to the commencement of any works in a stage of subdivision a Giant Gippsland Earthworm Management Plan must be submitted for approval to the Department of Environment & Primary Industries. The plan must include: • Strategies (e.g. staging) to avoid altering the Giant Gippsland Earthworm habitat drainage. • Management solutions and actions to respond to the protection of Giant Gippsland Earthworm populations in an area with no reasonable likelihood of their continued safe existence. For land where Gippsland Earthworm (GGE) is confirmed or assumed to be present, revegetation standards must follow the State Government's Guidelines for revegetation of GGE habitat.
C5	A Vegetation Protection Zone (VPZ) must be established around all retained vegetation or biodiversity assets prior to commencement of building or works. The VPZ must be established at a distance of 2.0 metres or greater from the retained vegetation, or if trees are present, be based on the Tree Protection Zone (12 x the diameter at breast height) identified in the Australian Standard for the protection of trees (AS 4970-2009). The VPZ must be fenced with highly visible, durable fencing and include a notice on the fence advising of the purpose of the Zone and the need to retain and maintain the fence. Fenced Vegetation Protection Zones must be maintained until works on the land are completed.

Table 7 Areas for the retention of native vegetation

ID	LAND AREA (HA)	LOCATION
VR-NW-01	2.4	Scattered trees (including Strzelecki Gum) of Swampy Riparian Woodland (EVC 83), Damp Forest (EVC 29) and Swamp Scrub (EVC 53) adjacent to waterway in Pharoah
VR-NE-01	0.8	Remnant stand of Strezlecki Gum trees
VR-SE-01	2.4	Scattered trees (including Strzelecki Gum) of Swampy Riparian Woodland (EVC 83) adjacent to waterway in Brooks Hill
VR-SW-01	1.6	Remnant patch and scattered trees (including Strzelecki Gum) of Swampy Riparian Woodland (EVC 83) and Damp Forest (EVC 29) adjacent to East-East Road in Brooks Hill
VR-SW-02	2.5	Remnant patch and scattered trees of Swampy Riparian Woodland (EVC 83) adjacent to waterway in Spring Creek
VR-SW-03	0.2	Remnant patch of Swampy Riparian Woodland (EVC 83) adjacent to waterway in Spring Creek

BUSHFIRE MANAGEMENT

	REQUIREMENTS
R36	For the purpose of Clause 56.06-7, the requirements of the relevant fire authority are, unless otherwise approved by the CFA: • Constructed roads must be a minimum of 7.3 metres trafficable width where cars park on both sides, or: » A minimum of 5.4 metres in trafficable width where cars may park on one side only. » A minimum of 3.5 metres width no parking and 0.5 metres clearance to structures on either side, and if this width applies, there must be passing bays of at least 20 metres long, 6.0 metres wide and located not more than 200 metres apart. • Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width. • The average grade of a road must be no more than 1 in 7 (14.4% or 8.1º). • The steepest grade on a road must be no more than 1 in 5 (20% or 11.3º) with this grade continuing for no more than 50 metres at any one point. • Dips on the road must have no more than 1 in 8 grade (12.5% or 7.1º) entry and exit angle. • Constructed dead end roads more than 60 metres in length from the nearest intersection must have a turning circle with a minimum radius of 8.0 metres (including roll over curbs if they are provided).
R37	Before the commencement of works for a stage of subdivision, a Construction Management Plan that addresses Bushfire Risk Management must be submitted to and approved by the Responsible Authority and the CFA. The Construction Management Plan must specify, amongst other things: • Measures to reduce the risk from fire within the surrounding rural landscape and protect residents from the threat of fire. • A separation buffer, consistent with the separation distances specified in AS3959-2009, between the edge of development and non-urban areas. • How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.



township boundary
precinct boundary
arterial road (existing)
connector street (existing)
existing street requiring upgrade

connector street
connector boulevard
access street
access boulevard
freight capable network

potential dollarburn road extension
controlled intersection
cross section reference
bridge / culvert (dcp funded)
bridge / culvert (not dcp funded)

plan 7_street network
warragul precinct structure plan

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N

3.5 Transport & movement

STREET NETWORK

	REQUIREMENTS
R38	Subdivision layouts must form a permeable local street network that provides convenient access to local open space and allows for the effective integration with neighbouring properties and wider urban area.
R39	The gradient of a street must not exceed the limitations for the relevant standard outlined in Table 8.
R40	Approximately 30% of local streets (including connector streets) within a subdivision must apply an alternative cross section to the 'standard' cross section for these streets outlined in Appendix F. Examples of potential variations are provided in Appendix F, which include but are not limited to: • Varied street tree placement • Varied footpath or carriageway placement • Introduction of elements to create a boulevard effect • Differing tree outstand treatments For the purposes of this requirement, changes to street tree species between or within streets does not constitute a variation. Alternative cross section must ensure that: • Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets. • The performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained. • Relevant minimum road reserve widths for the type of street (illustrated in Appendix F) are maintained.
R41	Where a single street spans across multiple properties that street may consist of multiple cross sections so long as a suitable transition has been allowed for between each. Where that street has already been constructed or approved for construction to a property boundary, the onus is on the development connecting into that street to adopt a consistent cross-section until that suitable transition can be made.
R42	Vehicle access to lots must be provided from a service road, local road or rear lane only where fronting: • Queen Street. • Brandy Creek Road. • Warragul-Korumburra Road. • Bloomfield Road. • Lillico Road. All to the satisfaction of the coordinating roads authority.
R43	Vehicle access to a lot that is six metres or less in width must be via rear laneway unless otherwise agreed by the responsible authority. Configuration of vehicle access to all other lots must ensure that there is sufficient separation between crossovers to allow for: • A minimum of one on-street car park for every two residential lots. • The planting of street trees in accordance with the objectives and requirements of this document.
R44	Any connector road or access street abutting a school, neighbourhood centre, village convenience centre, or sporting reserve must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.
R45	The width of streets within subdivisions must be consistent with the mininmum dimensions provided on the relevant cross section included within this document, unless otherwise agreed by the responsible authority. Where existing vegetation is to be retained in a street, reserve widths may need to be widened to ensure that the provision of footpaths, services, and drainage does compromise the health of that vegetation.
R46	Subdivision applications must be accompanied by a Transport Impact Assessment that considers the current and future speed environment of any existing roads interfacing with the development.

	GUIDELINES
G36	The alignment and layout of streets as illustrated in Plan 2 may be adjusted so long as connectivity and function are maintained, the satisfaction of the Responsible Authority.
G37	Subdivisions adjacent existing low-density areas should consider how additional street or pedestrian connections can be delivered in the long-term to improve permeability and integration should those low-density areas redevelop.
G38	Street block lengths should not exceed 240 metres to ensure a permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.
G39	Culs-de-sac should not detract from convenient pedestrian and vehicular connections.
G40	Slip lanes should be avoided in areas of high pedestrian activity and only be provided at any other intersection between connector roads and arterial roads where they are necessitated by high traffic volumes, to the satisfaction of the coordinating roads authority.
G41	The use of roundabouts on arterial or connector roads should not detract from the safe and convenient crossing of those roads by pedestrians and cyclists.
G42	The frequency of vehicular crossovers on widened verges (a verge in excess of six metres) or verges where existing vegetation is to be retained should be minimised through the use of a combination of: • Rear loaded lots with laneway access. • Vehicular access from the side of a lot. • Vehicular access via a service lane. • Combined or grouped crossovers. • Increased lot widths.
	CONDITIONS
C6	**Conditions for subdivision or building and works permits where land is required for road widening** Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in Council at no cost to the acquiring agency unless funded by the *Warragul Development Contributions Plan*.

Table 8 Streets & slope

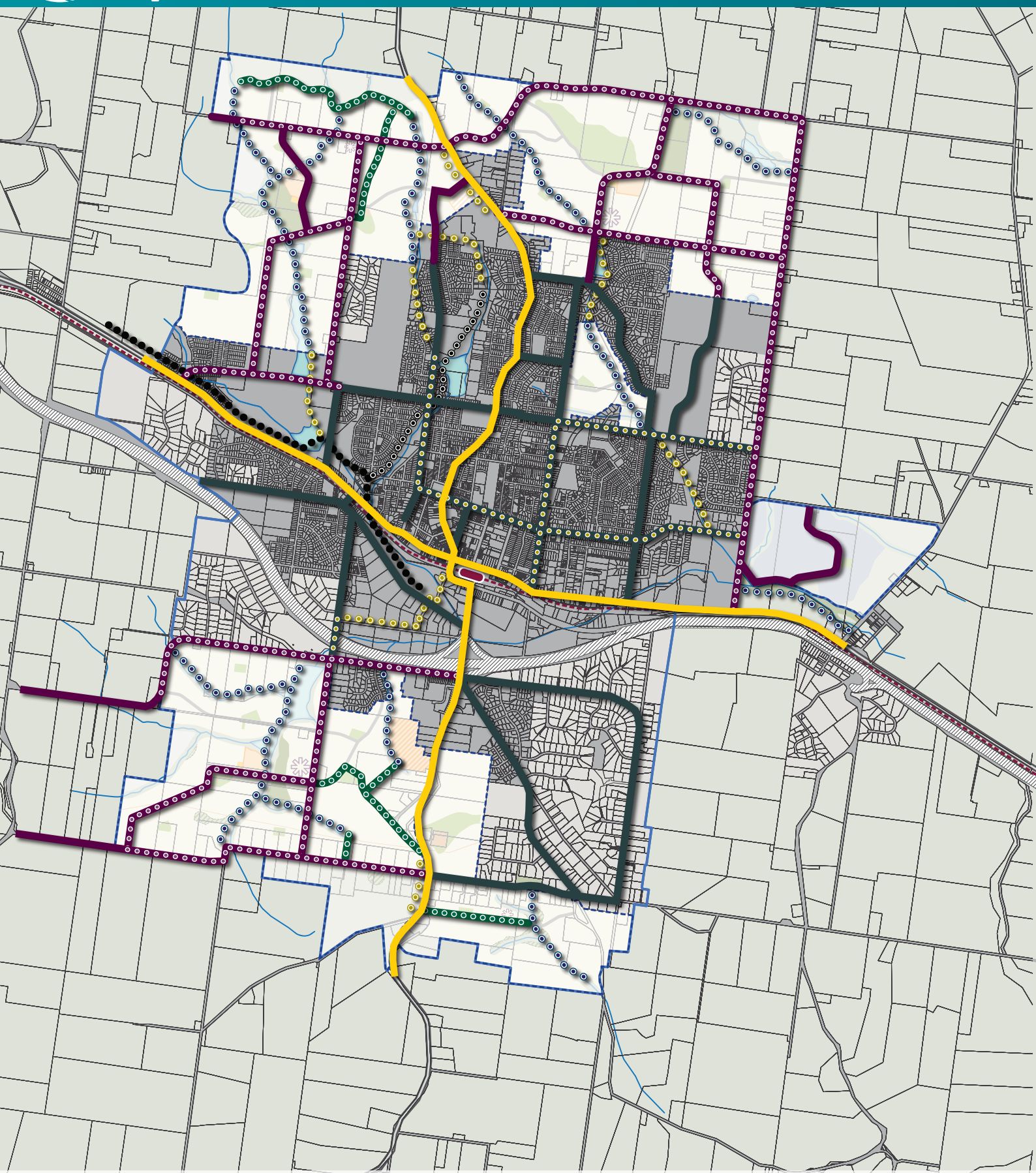
The following table is intended to provide statutory planners with guidance on the appropriate grade for different types of streets.

STREET / ROAD TYPE	MAXIMUM SLOPE - DESIRABLE	MAXIMUM SLOPE - ABSOLUTE
Access	10%	20%
Connector	8%	12%
Connector (bus capable)	6%	10%
Arterial	5%	7%

Table 9 Street cross sections

The following table provides a description of each of the standard cross sections and their variations. Further information on each of the cross sections is included in Appendix F of this document.

NUMBER	NAME	WIDTH	DESCRIPTION
1	Connector Street - Standard	25.5m	Standard connector street cross section (20 metres where adjoining open space or waterway corridor)
1a, 1b, 1c	Connector Street - Variations	25.5m+	Alternative cross section options for connectors roads
1d	Connector Street - Boulevard variation	29.5m+	Alternative cross section option for connector roads incorporating a central median to create a local feature street
2	Connector Street - Existing road reserve with vegetation contained in nature strips	20.0m	Connector road cross section where a road reserve currently exists and extensive vegetation is to be retained in the nature strips to retain existing roadside character
3	Connector Street - Existing road reserve with vegetation and drainage retained in nature strips	20.0m	Connector road cross section at edge of township boundary where a road reserve currently exists and extensive vegetation and swale drains are to be retained in the nature strips to retain existing roadside character
4	Connector Street - Constrained cross section	15.0m+	Connector street built in existing road reserve that connot be widened
5	Connector Street - Urban / rural interface	19.0 - 20.5m	Connector street at township boundary
6	Local Access Street Level 2 - Standard	20.0m	Standard Loal Access Street Level 2 cross section
6a	Local Access Street Level 2 - Boulevard variation	23.0m+	Alternative cross section option for Local Access Street Level 2 incorporating a central median to create a local feature street
7	Local Access Street Level 2 - Shared path	21.0m+	Local Access Level 2 road cross section where a shared path is to be provided in one nature strip as part of the shared path network
8	Local Access Street Level 2 - Ridgeline boulevard	26.0m+	Local Access Level 2 road cross section to be placed along an existing ridgeline with tall tree planting in a central median, to create a local feature and to provide a notable landscape feature visible from the surrounding area
9	Local Access Street Level 1 - Standard	16.0m	Local Access Level 1 street cross section where no road reserve currently exists
9a, 9b, 9c, 9d	Local Access Street Level 1 - Variations	16.0m	Alternative cross section options for Local Access Level 1 streets
10	Local Access Street Level 1 - Existing road reserve with vegetation retained in nature strips	20.0m	Access Street Level 1 road cross section where a road reserve currently exists and extensive vegetation is to be retained in the nature strips to retain existing roadside character
11	Local Access Street Level 1 - Low density style variation	20m	Local access street for low density residential areas
12	Rural Road	20.0m	Rural road street cross section for roads outside the town boundary
13	Laneway	6.0m	Laneway cross section providing a number of alternative treatment options



township boundary
precinct boundary
warragul train station

bus capable street network
arterial road
existing street
connector street
existing street (with potential cycling facility improvements)
connector street (with cycling facilities)

off-road shared path network
'two towns' shared path
existing shared path
shared path along access street
shared path within waterway corridor
potential shared path network extension

plan 8_public transport & path network
warragul precinct structure plan

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PUBLIC TRANSPORT

	REQUIREMENTS
R47	Any roundabouts on roads shown as 'bus capable' on Plan 8 must be constructed to accommodate ultra-low-floor buses in accordance with the *Public Transport Guidelines for Land Use and Development*.
R48	Bus stop facilities must be designed as an integral part of neighbourhood and village centres and any other activity generating land uses such as schools, sports fields and employment areas.
	CONDITIONS
C7	**Public transport** Unless otherwise agreed by Public Transport Victoria, prior to the issue of a Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed: • In accordance with the Public Transport Guidelines for Land Use and Development; and compliant with the *Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002*. • At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Public Transport Victoria.

WALKING & CYCLING

	REQUIREMENTS
R49	Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing: • Footpaths of at least 1.5 metres on both sides of all streets and roads unless otherwise specified by the PSP. • Shared paths or bicycle paths where shown on Plan 8, included in the relevant cross section, or specified by another requirement in the PSP (Shared or bicycle paths must be a minmum of 2.5 metres in width unless otherwise specificed). • Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines. • Pedestrian priority crossings on all slip lanes. • Safe and convenient transition between on and off-road bicycle networks. All to the satisfaction of the responsible authority.
R50	Shared and pedestrian paths along waterways must: • Be delivered by development proponents consistent with the network shown on Plan 8. • Be above 1:10 year flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway. • Be constructed to a standard that satisfies the requirements of the Responsible Authority and the Catchment Management Authority. • Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 8, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser width (min. 1.8 metres) and standard (such as granitic gravel) where it does not form part of the wider shared-path network. All to the satisfaction of the responsible authority and catchment management authority.
R51	Bicycle parking facilities are to be provided by development proponents in convenient locations at key destinations such as parks and activity centres.
	GUIDELINES
G43	Lighting should be installed along shared, pedestrian, and cycle paths linking areas of high pedestrian activity, unless otherwise approved by the responsible authority.
G44	In addition to the crossing locations shown on Plan 8, development proponents should provide formal pedestrian crossings of creeks and minor waterways at regular intervals of no greater than 400 metres where this level of connectivity is not already satisfied by the street network.