

4.0 APPENDICES

APPENDIX A - Future Urban Structure details

APPENDIX B - Land budget

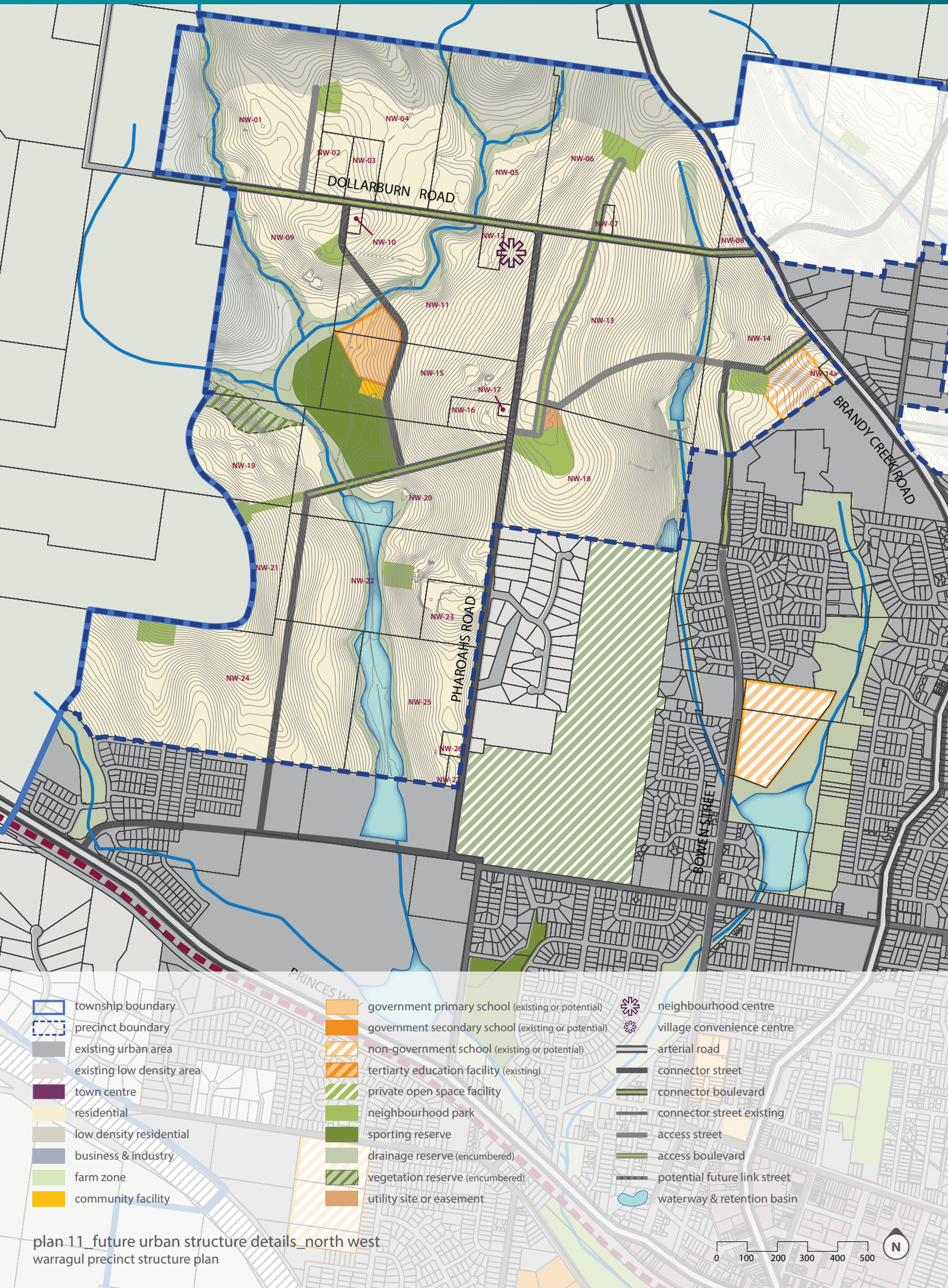
APPENDIX C - Neighbourhood centre design principles

APPENDIX D - Service placement guidelines

APPENDIX E - Open space standards

APPENDIX F - Street cross sections

Appendix F, which contains the Baw Baw standard urban street cross sections, is provided as a separate document which is available on the Baw Baw Shire Council website.



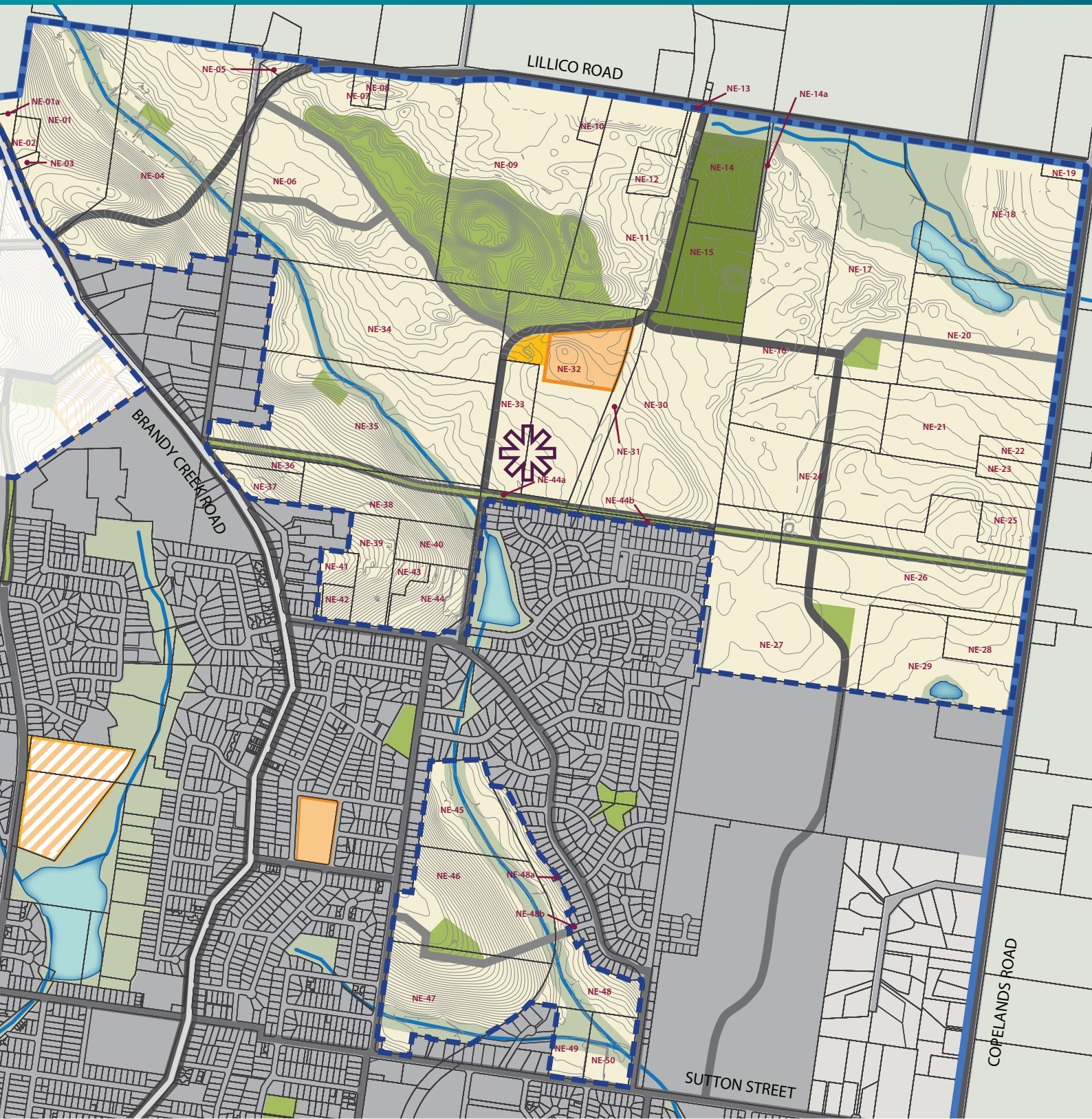
- | | | | | | |
|--|---------------------------|--|---|--|------------------------------|
| | township boundary | | government primary school (existing or potential) | | neighbourhood centre |
| | precinct boundary | | government secondary school (existing or potential) | | village convenience centre |
| | existing urban area | | non-government school (existing or potential) | | arterial road |
| | existing low density area | | tertiary education facility (existing) | | connector street |
| | town centre | | private open space facility | | connector boulevard |
| | residential | | neighbourhood park | | connector street existing |
| | low density residential | | sporting reserve | | access street |
| | business & industry | | drainage reserve (encumbered) | | access boulevard |
| | farm zone | | vegetation reserve (encumbered) | | potential future link street |
| | community facility | | utility site or easement | | waterway & retention basin |

plan 11 future urban structure details north west
warragul precinct structure plan

APPENDIX A - Future Urban Structure details

LOCAL DESIGN CONSIDERATIONS: NORTH-WEST

- Maintain rural character of town gateway along Brandy Creek Road
- Protect prominent hill tops and ridgelines north of Dollarburn Road and along the western edge of the township boundary.
- Emphasise view line between hill tops along connector boulevard east of Pharaohs Road.
- Retain existing scattered trees within waterway corridors.
- Ensure design of Dollarburn Road enables necessary capacity to service intended long-term function extending west to the Princes Freeway and Buln Buln Road.



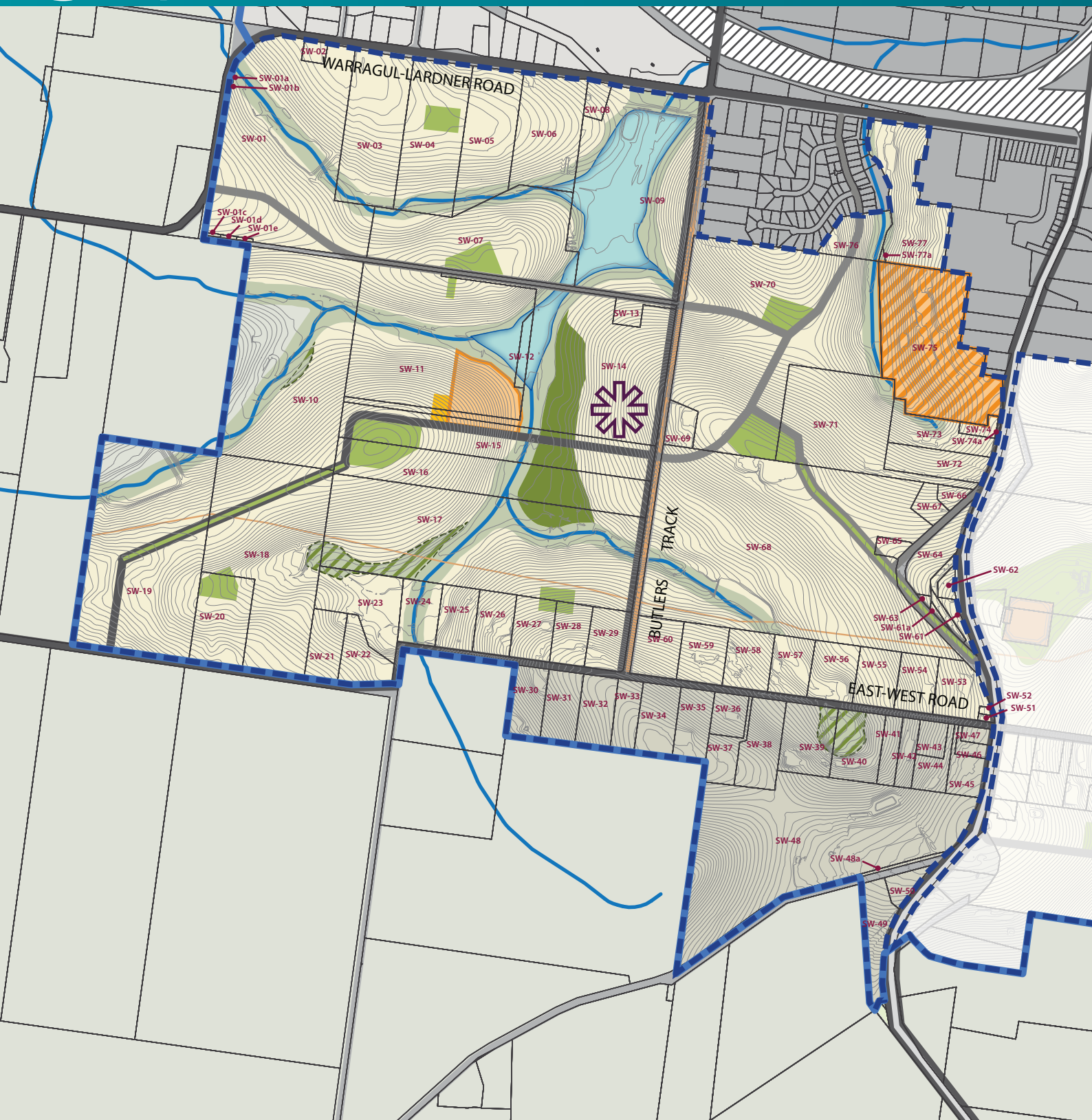
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| | residential | | neighbourhood park | | connector street existing |
| | low density residential | | sporting reserve | | access street |
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plan 12 future urban structure details north east
warragul precinct structure plan

LOCAL DESIGN CONSIDERATIONS: NORTH-EAST

- Maintain rural character of town gateway along Brandy Creek Road and Queen Street
- Ensure new street layouts create views to the Lillico Volcano district park
- Protect open hilltop and retain existing vegetation east of Normanby Road as positive viewshed for existing and new development
- Maintain separation between Warragul and Nilma through protection of farming land along Queen Street and low-density interface along Bloomfield Road.





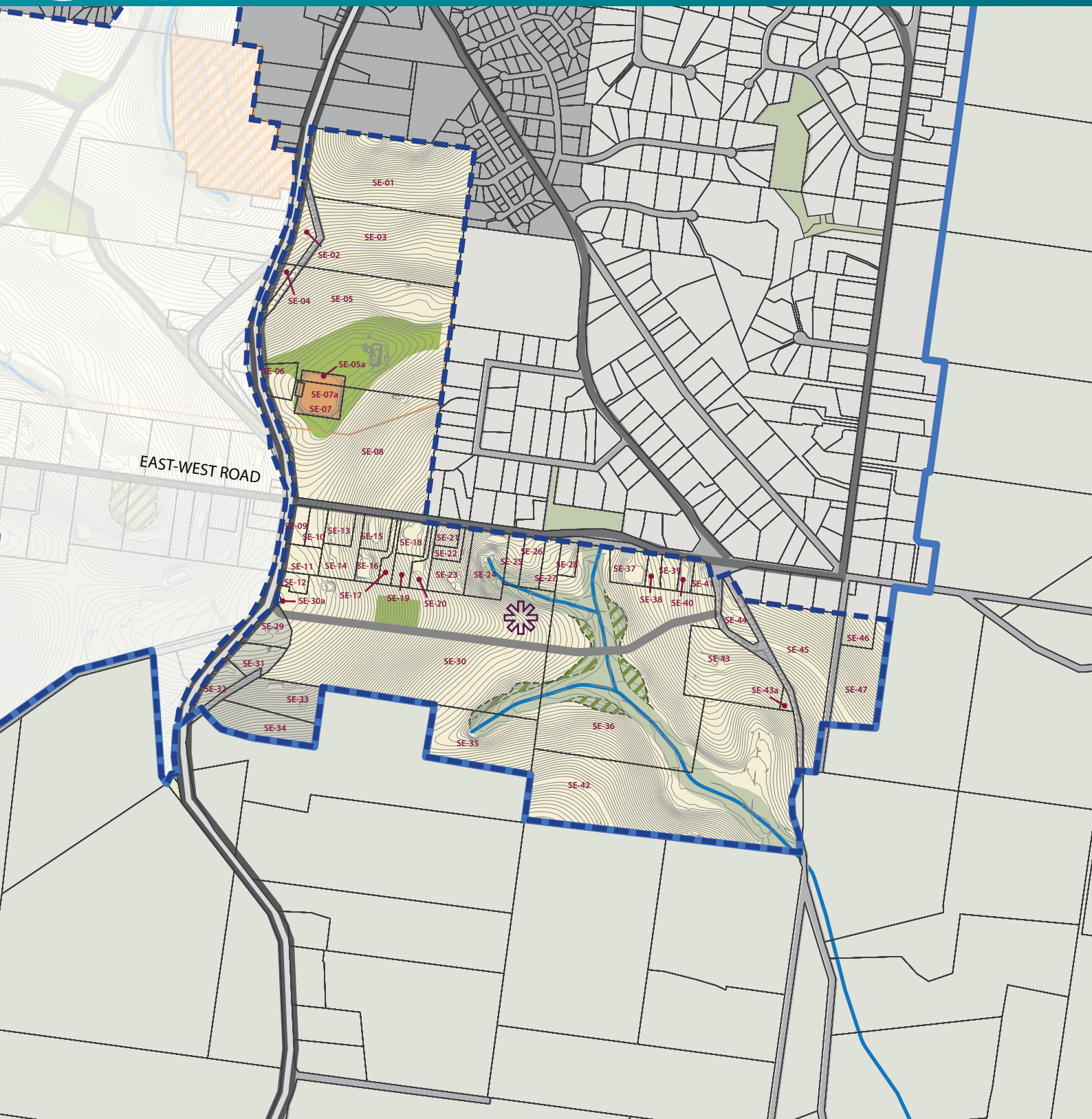
- township boundary
- precinct boundary
- existing urban area
- existing low density area
- town centre
- residential
- low density residential
- business & industry
- farm zone
- community facility

- government primary school (existing or potential)
- government secondary school (existing or potential)
- non-government school (existing or potential)
- tertiary education facility (existing)
- private open space facility
- neighbourhood park
- sporting reserve
- drainage reserve (encumbered)
- vegetation reserve (encumbered)
- utility site or easement

- ✱ neighbourhood centre
- ✱ village convenience centre
- arterial road
- connector street
- connector boulevard
- connector street existing
- access street
- access boulevard
- potential future link street
- ~ waterway & retention basin

LOCAL DESIGN CONSIDERATIONS: SOUTH-WEST

- Maintain rural character of town gateway along Warragul-Korumburra Road
- Retain existing windrows along Stockdales Road to soften residential interface seen from Warragul-Korumburra Road.
- Create view lines between hilltops on either side of Butlers Track along local streets
- Utilise easements as an extension of the open space network with suitable landscaping and provision of paths.



- township boundary
- precinct boundary
- existing urban area
- existing low density area
- town centre
- residential
- low density residential
- business & industry
- farm zone
- community facility

- government primary school (existing or potential)
- government secondary school (existing or potential)
- non-government school (existing or potential)
- tertiary education facility (existing)
- private open space facility
- neighbourhood park
- sporting reserve
- drainage reserve (encumbered)
- vegetation reserve (encumbered)
- utility site or easement

- ✱ neighbourhood centre
- ✱ village convenience centre
- arterial road
- connector street
- connector boulevard
- connector street existing
- access street
- access boulevard
- potential future link street
- ~ waterway & retention basin

plan 14_future urban structure details_south east
warragul precinct structure plan

LOCAL DESIGN CONSIDERATIONS: SOUTH-EAST

- Maintain rural character of town gateway along Warragul-Korumburra Road
- Create positive interface to existing agricultural uses and use vegetation to soften urban edge as seen from Warragul-Korumburra Road and Bona Vista Road.
- Hill-top park positioned to maintain green backdrop to town centre
- Retain existing vegetation along East-West Road.