



- landscape buffer adjoining road reserve
- potential Government school
- potential Non-Government school
- community facilities
- conservation reserve
- waterway & drainage reserve
- credited open space
- residential (lot size 600-900m²)
- residential (lot size 500-600m²)
- residential (lot size 1500-2000m²)
- water features
- existing residential
- rural land
- arterial road
- connector street
- key local access street
- off-road shared path
- contours (10m)
- bridge/culvert (existing)
- bridge/culvert (indicative)
- roundabout (existing)
- roundabout (indicative)
- signalised intersection
- local convenience centre
- high point

NOTE: Plan subject to change pending outcomes of land assessments. This plan is indicative only. Some elements may change following further technical studies and land assessments.



Community Panel Recommendations

1. Range of residential densities
2. Transitioning western edge defined by drainage reserve
3. Co-location of local convenience centre / community area, south in precinct
4. Dedicated bike and pedestrian bridge, with bike paths along both sides of Spring Creek
5. Preservation of Bellarine Yellow Gums in situ
NOTE: ADDITIONAL HEALTHY, MATURE SCATTERED BELLARINE YELLOW GUMS TO BE RETAINED
6. Connected open space network integrating with Spring Creek
7. Buffer zones to Spring Creek and Great Ocean Road
8. Lower density along creek interface and the Grossmans Road and western boundary interface