MAJOR PATHWAY NETWORK

CROSSING TREATMENT

13M WIDE RESERVE CONTAINS SOME ABOVE GROUND BARWON WATERS PIPES AND EQUIPMENT IN THIS LOCATION TO BE PRESERVED

POTENTIAL RAIN GARDEN /SWALE

FOUR PACK DEVELOPMENT ALLOWS FOR DIRECT FRONTAGE TO WIDENED RESERVE

13M-5M WIDE RESERVE CONTAINS SOME ABOVE GROUND BARWON WATERS PIPES AND EQUIPMENT IN THESE LOCATIONS TO BE PRESERVED

CROSSING TREATMENT (POTENTIAL WOMBAT CROSSING)

MODEST HARDSCAPE AREA AS ENTRY FEATURE WITH LARGE CANOPY TREES. THIS ALLOWS SMALL LOTS TO FRONT A GREEN SPACE AND OPENS VIEWS INTO THE INTERNAL NEIGHBOURHOOD AND OCEAN VIEWS

SECONDARY PATHWAY NETWORK

MODEST HARDSCAPE AREA AS ENTRY FEATURE WITH LARGE CANOPY TREES. THIS ALLOWS SMALL LOTS TO FRONT A GREEN SPACE AND OPENS VIEWS INTO THE INTERNAL NEIGHBOURHOOD AND OCEAN VIEWS

ROAD RESERVE AREA FOR ADDITIONAL LARGE CANOPY TREE

MEWS CONTAINS VISITOR CAR PARKING FOR SMALL LOTS AND PROVIDES AREA FOR A LARGE CANOPY TREE AND SMALLER STREET TREES

LOW MAINTENANCE HARDSCAPE FOOTPATH FOR SMALL LOTS (FOOTPATH FROM FENCE-LINE TO BACK OF KERB, TREES IN PITS)

SUBJECT SITE

MEWS CONTAINS VISITOR CAR PARKING FOR SMALL LOTS AND PROVIDES AREA FOR LANDSCAPED ACCOMMODATING A LARGE CANOPY TREES AND WALKWAY

LOW MAINTENANCE HARDSCAPE FOOTPATH FOR SMALL LOTS (FOOTPATH FROM FENCE-LINE TO BACK OF KERB, TREES IN PITS)

INDICATIVE NODAL STREETSCAPE RAIN GARDEN

WATER DETENTION FOR MAJORITY OF SUBJECT SITE

VIEWS TO OCEAN

FACILITATE VEHICLE ACCESS FOR MAINTENANCE

SECONDARY PATHWAY NETWORK (RAMPS AND STAIRS)

VIEWS TO OCEAN

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Human Habitats

Grossmans Road
Design Response Plan

0 10 20 30 40 50
METRES
1 : 1000

Grossmans Road
Code: 1014
Version: 07
Dwg N°:1014/106
Date: 12.08.15
Draft: WB Chkd: ROS

Notes
- Boundaries based on Spiire Survey Data
- Layout is preliminary only and has not yet had Council/Authority feedback or approval.
- Layout & lot yield may change as a result of strategic planning outcomes yet to be finalised.

spiire
Innovation in Infrastructure

Barwon Water