



Lots have been designed to maximise views over the escarpment and Mitchell River

The lake will be retained within a large open space network where it becomes a key feature of the development

Lots adjacent to open space to have design guidelines imposed to ensure overlooking of reserves

The layout ensures that all significant trees can be retained

The existing lake is to be retained and landscaped

Meandering tree lined streets offer an attractive road environment and a continuous canopy cover

A mix of lot sizes have been provided to cater for the varying needs of the population. Larger lot sizes are located around the boundaries to act as a buffer

Medium density lots are positioned in strategic locations where higher density development may be appropriate

T-head roads are linked with narrowed pavements to create an attractive pedestrian friendly roadway

A network of shared footpaths circulate through all open space areas to ensure excellent connectivity

The path network provides for a link to Nagle College and beyond

There are a variety of opportunities within open space reserves for landscaping, pedestrian/cycle path networks and recreational facilities such as bbq's and seating

All lots are located within easy walking distance of public open space

Pedestrian link

To Be Approved

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- LEGEND**
- Proposed street tree
 - Existing tree to be retained
 - Existing tree to be removed
 - Proposed road
 - Proposed 3m wide feature road pavement
 - Proposed footpath
 - Proposed lot under 650sqm (362 lots)
 - Proposed lot 650-750sqm (157 lots)
 - Proposed lot 750-850sqm (64 lots)
 - Proposed lot over 850sqm (135 lots)
 - Super lot (~16 lots)
 - Proposed reserve
 - Proposed landscape buffer
 - Legal access to river flat
- Total lots: 734

A large area of open space that is flat and suitable for a playground and kids ball play has been designed with overlooking dwellings

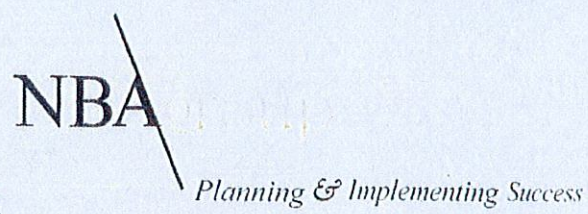
Service lane parallel to road with landscape buffer

The central boulevard features large canopy trees planted in a formal avenue to provide a striking entrance to the development. It is positioned to enable views of the lake

An active frontage to overlook linear reserves is provided where practical

Proposed Community Node - possible uses include: childcare centre, aged care facility, leisure and recreation or medical centre.

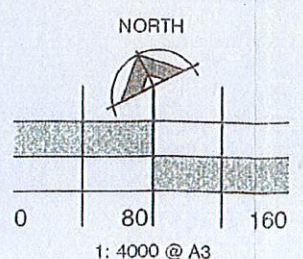
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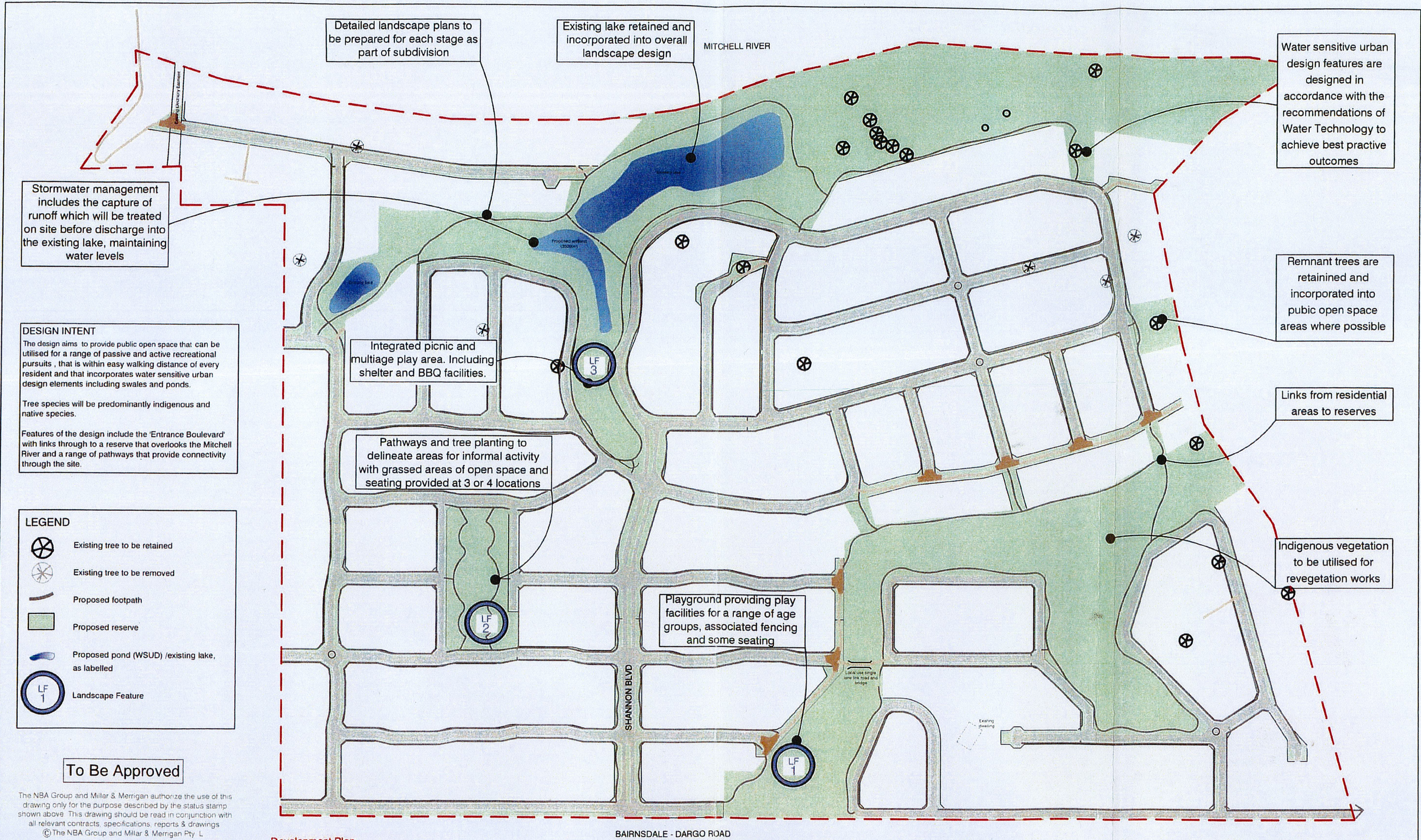
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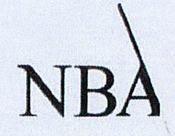
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**SHANNON VIEWS
DEVELOPMENT PLAN**
14895DP5_V7
Bairnsdale-Dargo Road, Bairnsdale
East Gippsland Shire



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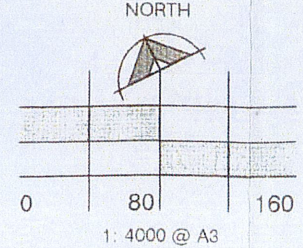
Development Plan
 Planning and Environment Act 1987
 East Gippsland Planning Scheme
Schedule 4 DPO
 (Bairnsdale-Dargo Road, Hillside)
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 East Gippsland Shire
 Date: 19/5/14
 Planning & Implementing success

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SHANNON VIEWS
PROPOSED DEVELOPMENT
PUBLIC OPEN SPACE PLAN
 14895DP1_V5
 Bairnsdale-Dargo Road, Bairnsdale
 East Gippsland Shire



LEGEND

- WSUD Treatment
- Sewer Pump Station
- Landscape Feature

14 Stages
734 lots

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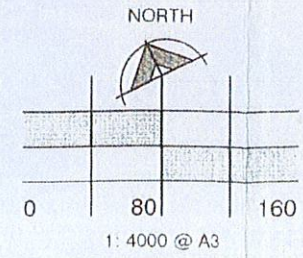


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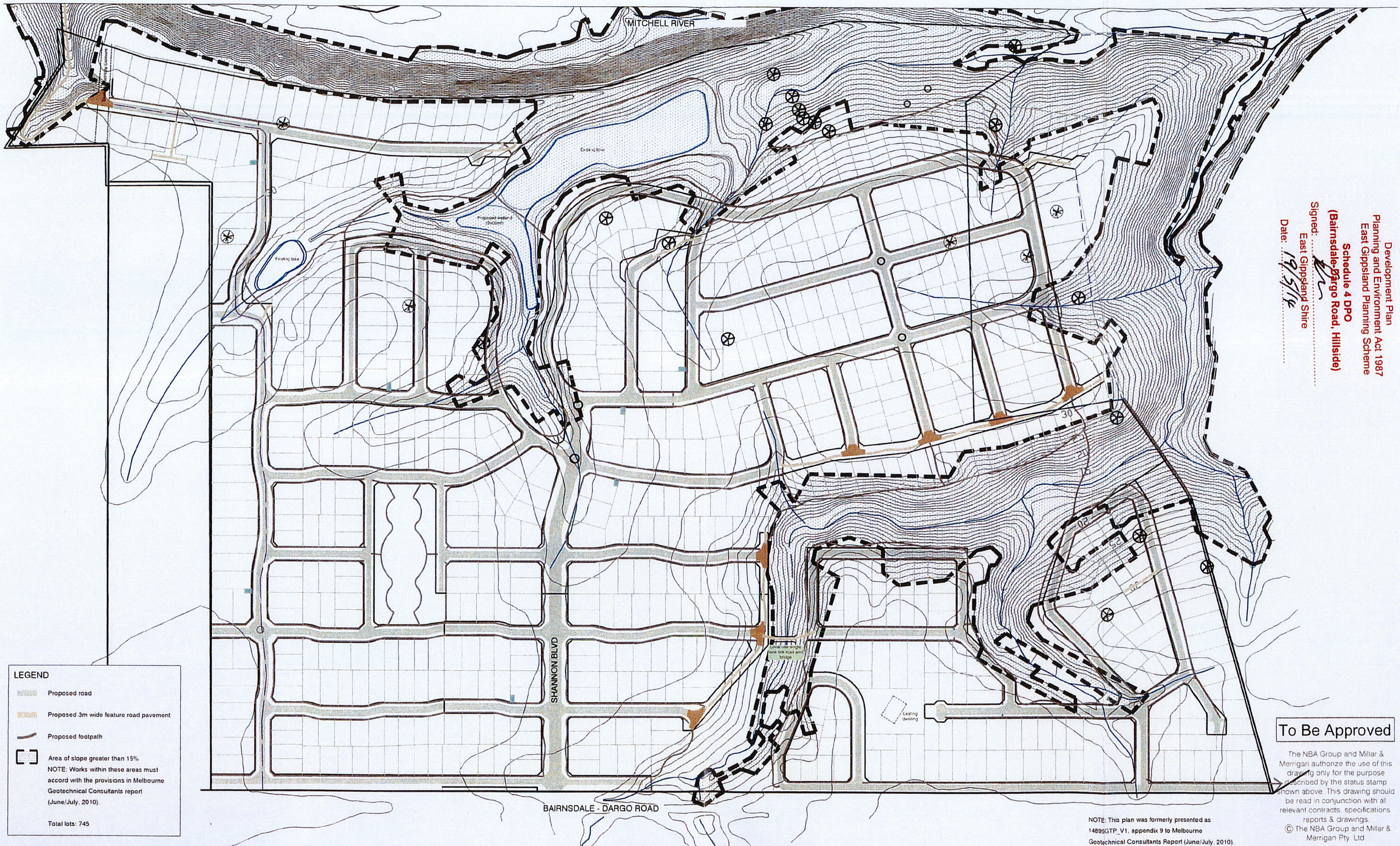


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SHANNON VIEWS
PROPOSED DEVELOPMENT
STAGING PLAN
14895DP4_V5
Bairnsdale-Dargo Road, Bairnsdale
East Gippsland Shire



Development Plan
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LEGEND

- Proposed road
- Proposed 3m wide feature road pavement
- Proposed footpath
- Area of slope greater than 15%
 NOTE: Works within these areas must accord with the provisions in Melbourne Geotechnical Consultants report (June/July, 2010).

Total lots: 745

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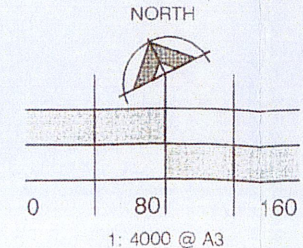


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PROPOSED DEVELOPMENT
GEOTECHNICAL PLAN
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 Bairnsdale-Dargo Road, Bairnsdale
 East Gippsland Shire

Development Plan
 Planning and Environment Act 1987
 East Gippsland Planning Scheme
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 East Gippsland Shire
 Date: 19/5/14

LEGEND

-  WSUD Treatment
-  Sewer Pump Station
-  Landscape Feature

14 Stages
 734 lots

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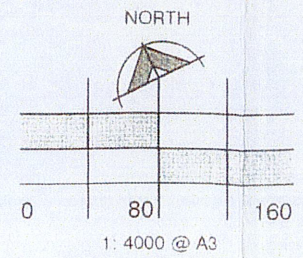
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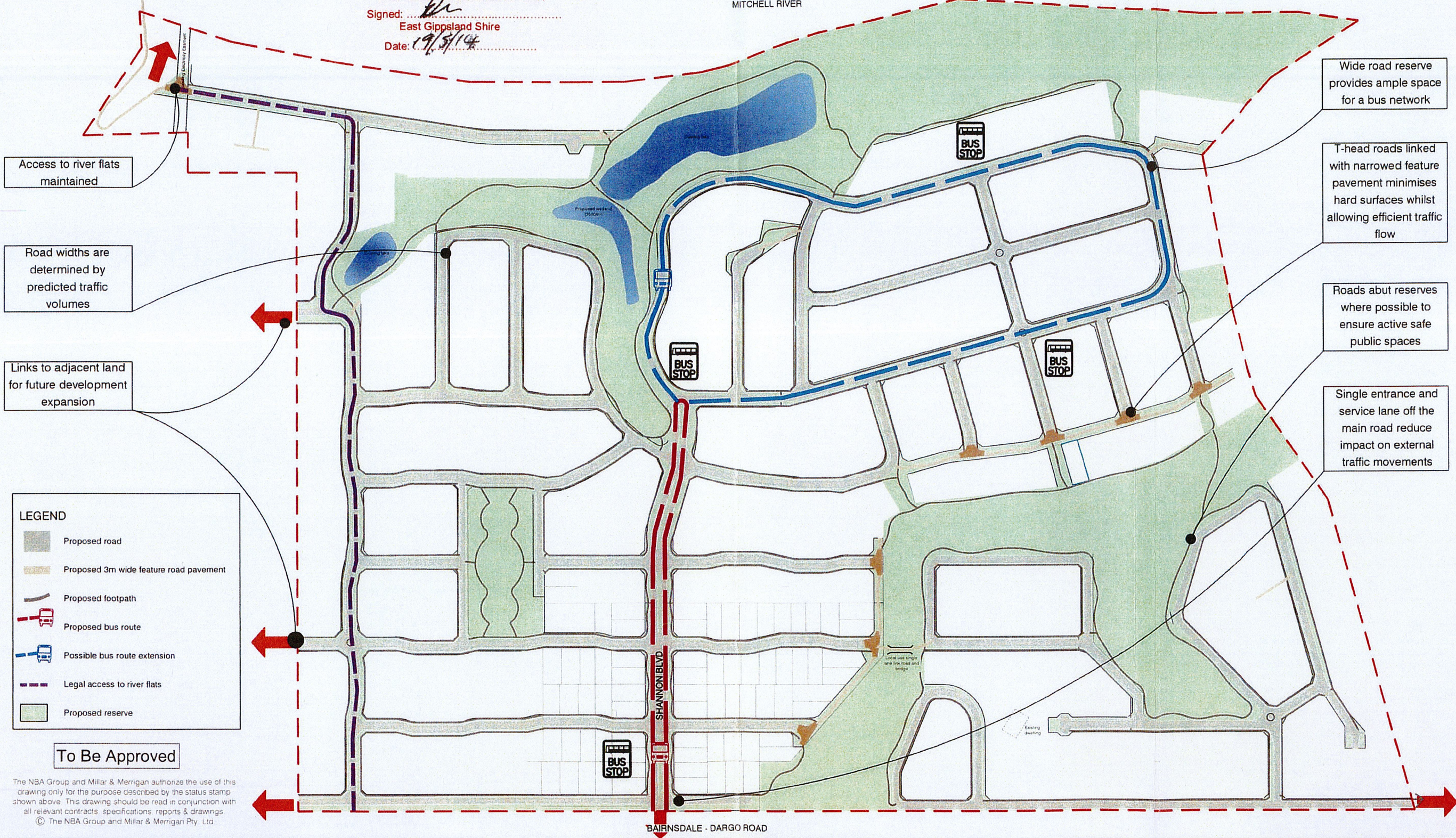


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PROPOSED DEVELOPMENT
STAGING PLAN
14895DP4_V5
 Bairnsdale-Dargo Road, Bairnsdale
 East Gippsland Shire

**Schedule 4 DPO
 (Bairnsdale-Dargo Road, Hillside)**

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MITCHELL RIVER



Access to river flats maintained

Road widths are determined by predicted traffic volumes

Links to adjacent land for future development expansion

Wide road reserve provides ample space for a bus network

T-head roads linked with narrowed feature pavement minimises hard surfaces whilst allowing efficient traffic flow

Roads abut reserves where possible to ensure active safe public spaces

Single entrance and service lane off the main road reduce impact on external traffic movements

LEGEND

- Proposed road
- Proposed 3m wide feature road pavement
- Proposed footpath
- Proposed bus route
- Possible bus route extension
- Legal access to river flats
- Proposed reserve

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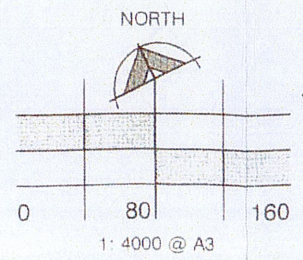


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**SHANNON VIEWS
 PROPOSED DEVELOPMENT
 TRAFFIC MANAGEMENT PLAN**
 14895DP2_V5
 Bairnsdale-Dargo Road, Bairnsdale
 East Gippsland Shire



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Development Plan
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