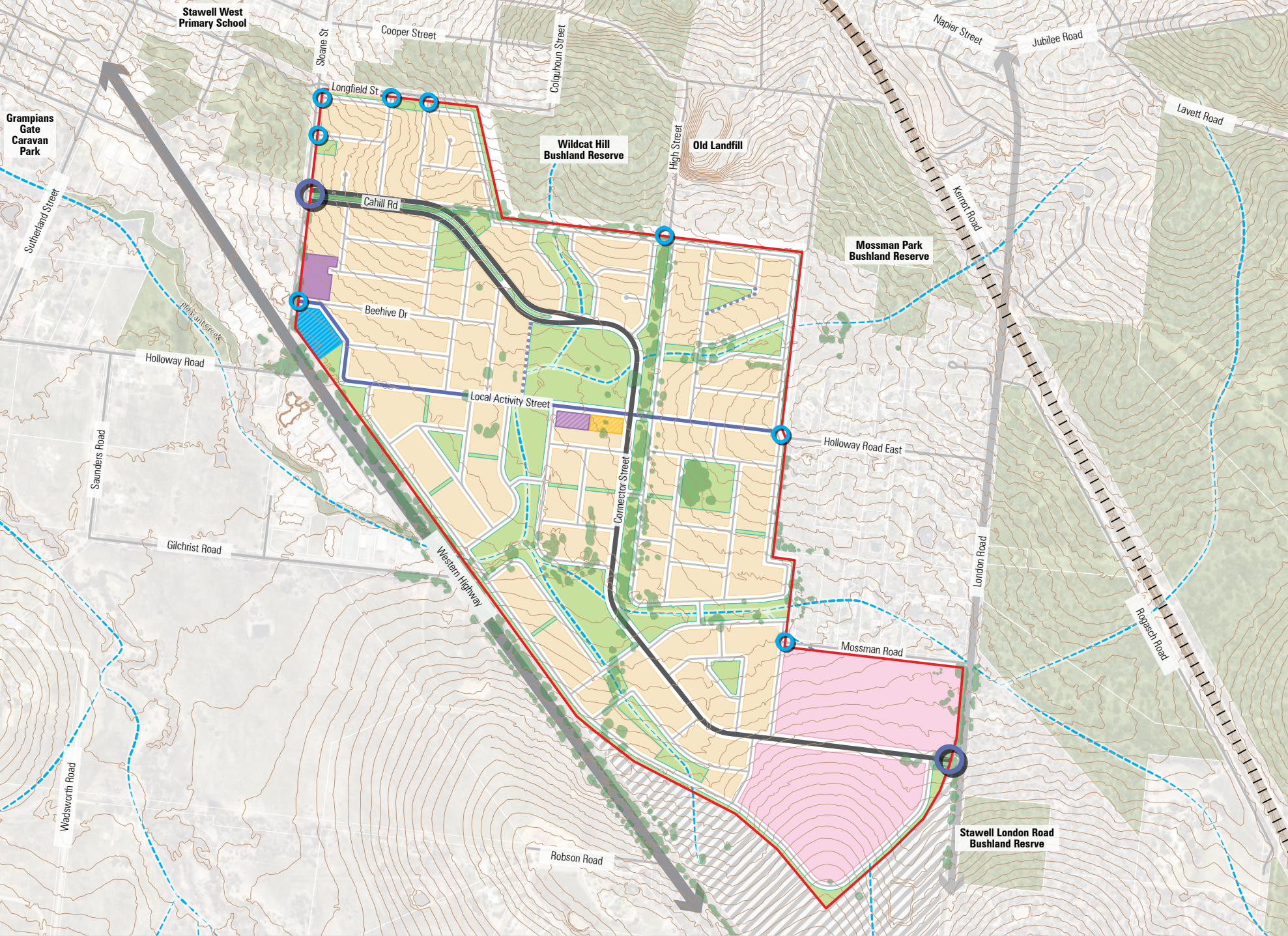























# Stawell Growth Area Framework

## Concept Plan



- Growth Area Boundary 
- Western Highway 
- Existing Arterial Road 
- Existing Local Street 
- Proposed Residential Connector Street (27m) 
- Proposed Local Activity Street (21m) 
- Proposed Neighbourhood Streets (16m) 
- Proposed Paper Road (6m) 
- Proposed Primary Site Entrance 
- Secondary Site Access - Existing or Approved 
- Proposed Urban Blocks 
- Proposed Neighbourhood Activity Centre 
- Potential Future Neighbourhood Centre 
- Potential Multi-Purpose Site (Community, Commercial or Park) 
- Potential Future Community / Civic Uses 
- Proposed Low Density Residential Area 
- Proposed Open Space Network 
- Proposed Open Creek Network 
- Maximise Tree Retention 
- Future Freeway Interchange 
- Existing Bushland / Nature Reserve 

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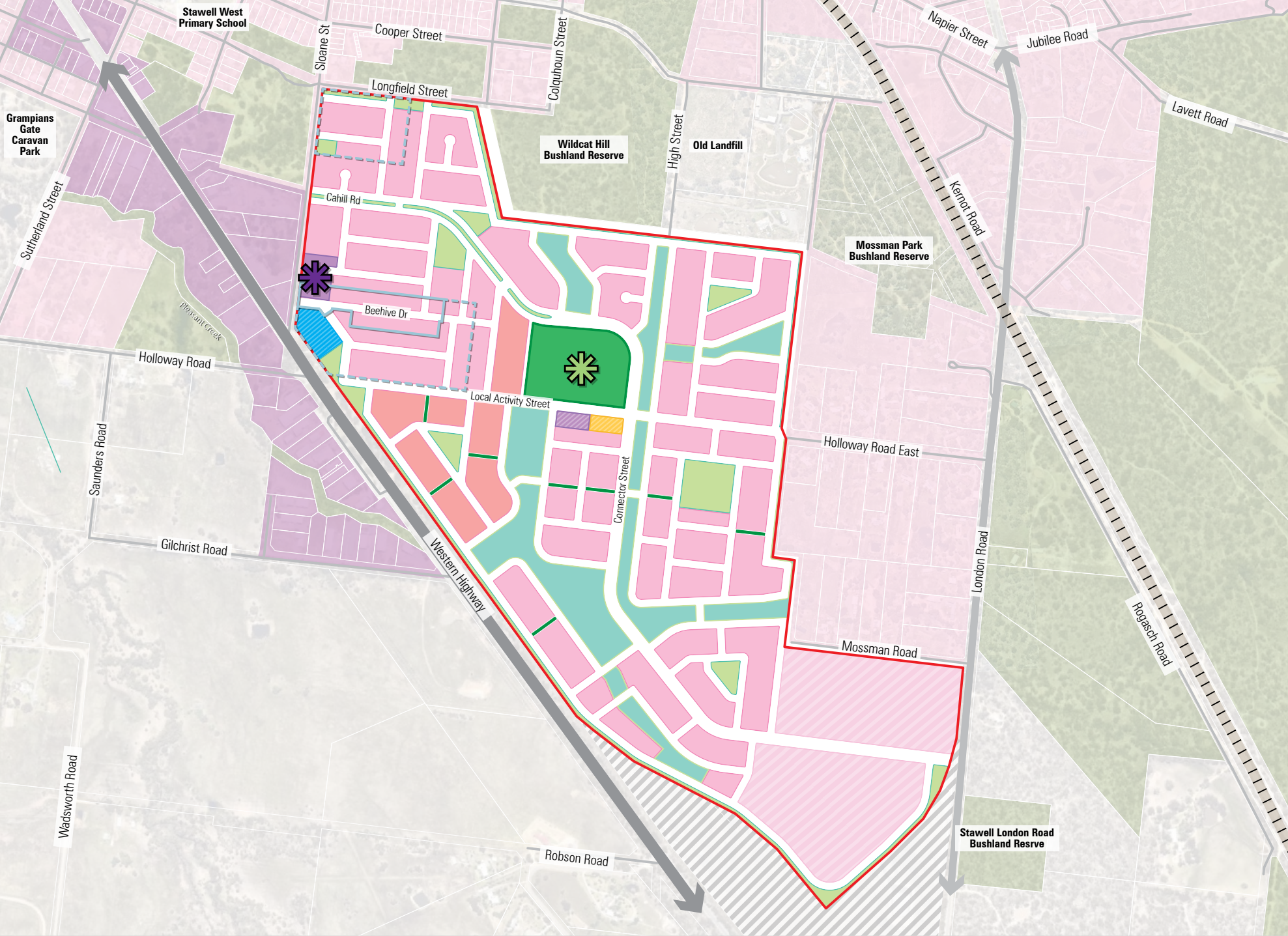


# Stawell Growth Area Framework

## Urban Structure & Land Use

### Legend

- Growth Area Boundary
- Railway
- Western Highway
- Existing Arterial Road
- Existing Local Street
- Existing Residential Subdivision
- Approved Residential Subdivision
- Proposed Residential Blocks
- Proposed Low Density Residential Area
- Potential Medium Density Residential Blocks (townhouses)
- Proposed Neighbourhood Activity Centre
- Potential Future Neighbourhood Centre
- Potential Multi-Purpose Site (Community, Commercial or Park)
- Potential Community / Civic Uses
- Potential Future Community / Civic Uses
- Neighbourhood Park (Active Recreation)
- Local Parks
- Blue/Green Open Space Corridors
- Green Links
- Surrounding Context
- Residential Land
- Commercial / Industrial Uses
- Existing Bushland / Nature Reserve
- Future Freeway Interchange



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## Stawell Growth Area Framework

### Access & Movement

- Legend**
- Growth Area Boundary
  - Western Highway
  - Existing Arterial Road
  - Existing Local Street
  - Proposed Residential Connector Street (27m)
  - Proposed Local Activity Street (21m)
  - Proposed Neighbourhood Streets (16m)
  - Proposed Paper Road (6m)
  - Proposed Bushfire Perimeter Road (16m)
  - Bus Capable Road
  - Advocate for Bus Route
  - Existing Bus Route
  - Active Transport Network (On-Road Bicycle Routes)
  - Active Transport Network (Off - Road Bicycle Route)
  - Proposed Primary Site Entrance
  - Secondary Site Access - Existing or Approved
  - Potential Pedestrian Green Links
  - Potential Traffic Calming Opportunities
  - Proposed Urban Blocks
  - Proposed Open Space Network
  - Proposed Open Creek Network
  - Future Freeway Interchange
  - Existing Bushland / Nature Reserve

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TO STAWELL

Stawell West Primary School

Cooper Street

Longfield Street

Wildcat Hill Bushland Reserve

Old Landfill

Mossman Park Bushland Reserve

High Street

Jubilee Road

Lavett Road

Kemp Road

Holloway Road East

Mossman Road

London Road

Rogech Road

Stawell London Road Bushland Reserve

Robson Road

TO ARARAT



# Stawell Growth Area Framework

## Open Space & Public Realm

### Legend

- Growth Area Boundary
- Open Space Network - Township Park
- Open Space Network - Blue / Green Corridor
- Open Space Network - Neighbourhood Parks
- Open Space Network - Green Links
- Proposed Bush Boulevard
- Proposed Boulevard Streetscape
- Retain Western Highway 'Bush Boulevard Character'
- Maximise Tree Retention (Public Realm)
- Maximise Tree Retention (Private Realm)
- Street Tree Planting
- 400m Open Space Radius
- Proposed Primary Site Entrance
- Secondary Site Access - Existing or Approved
- Proposed Urban Blocks
- Proposed Open Creek Network
- 1m Contours
- Future Freeway Interchange
- Existing Bushland / Nature Reserve

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TO STAWELL

Stawell West Primary School

Cooper Street

Wildcat Hill Bushland Reserve

Mossman Park Bushland Reserve

Stawell London Road Bushland Reserve

TO ARARAT



# Stawell Growth Area Framework

## Environmental Management

### Legend

- Growth Area Boundary
- Bushfire Management Overlay
- Bushfire Perimeter Road (Use Existing)
- Bushfire Perimeter Road (Proposed)
- Internal Perimeter Road (Proposed)
- Declared Wimmera Waterway
- Waterway 20m buffer
- Grassy Eucalypt Woodland of the Victorian Volcanic Plain
- 500m Landfill Buffer
- Vegetation Retention - Ecological Priority
- Vegetation Retention - Amenity
- Potential Habitat Corridor
- 1m Contours
- Proposed Urban Block
- Proposed Open Space
- Future Freeway Interchange
- Railway

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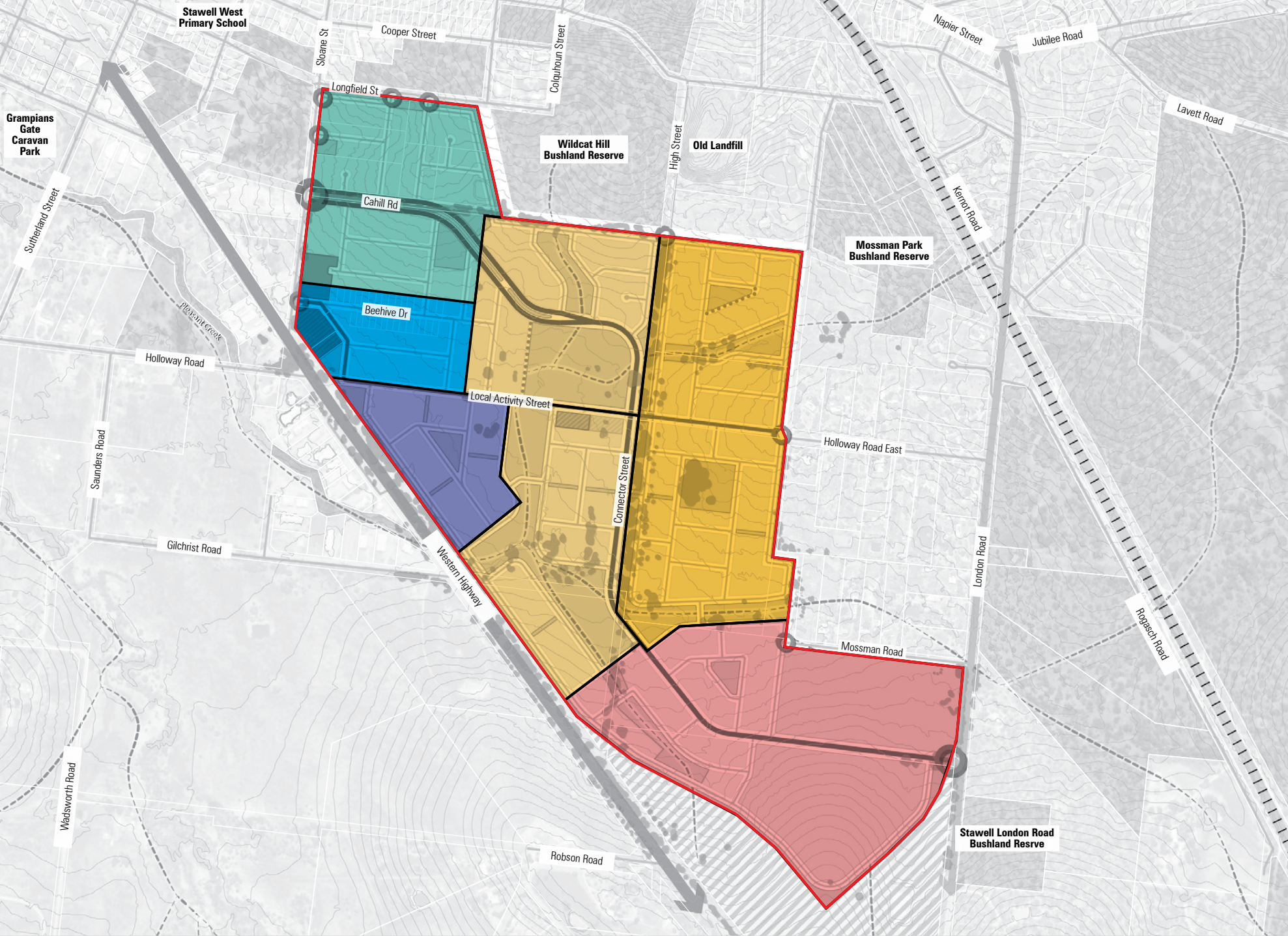




# Stawell Growth Area Framework

## Staging Plan

- Growth Area Boundary 
- Immediate Term (Current) 
- Short Term (<5 years) 
- Moderate Term (<10 years) 
- Longer Term (10-20 years) 
- Longer Term (20-40 years) 
- Longer Term (< 50 years) 



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