



South Gippsland  
Shire Council

# TARWIN LOWER STRUCTURE PLAN

FIGURE 4.0

Connell Wagner



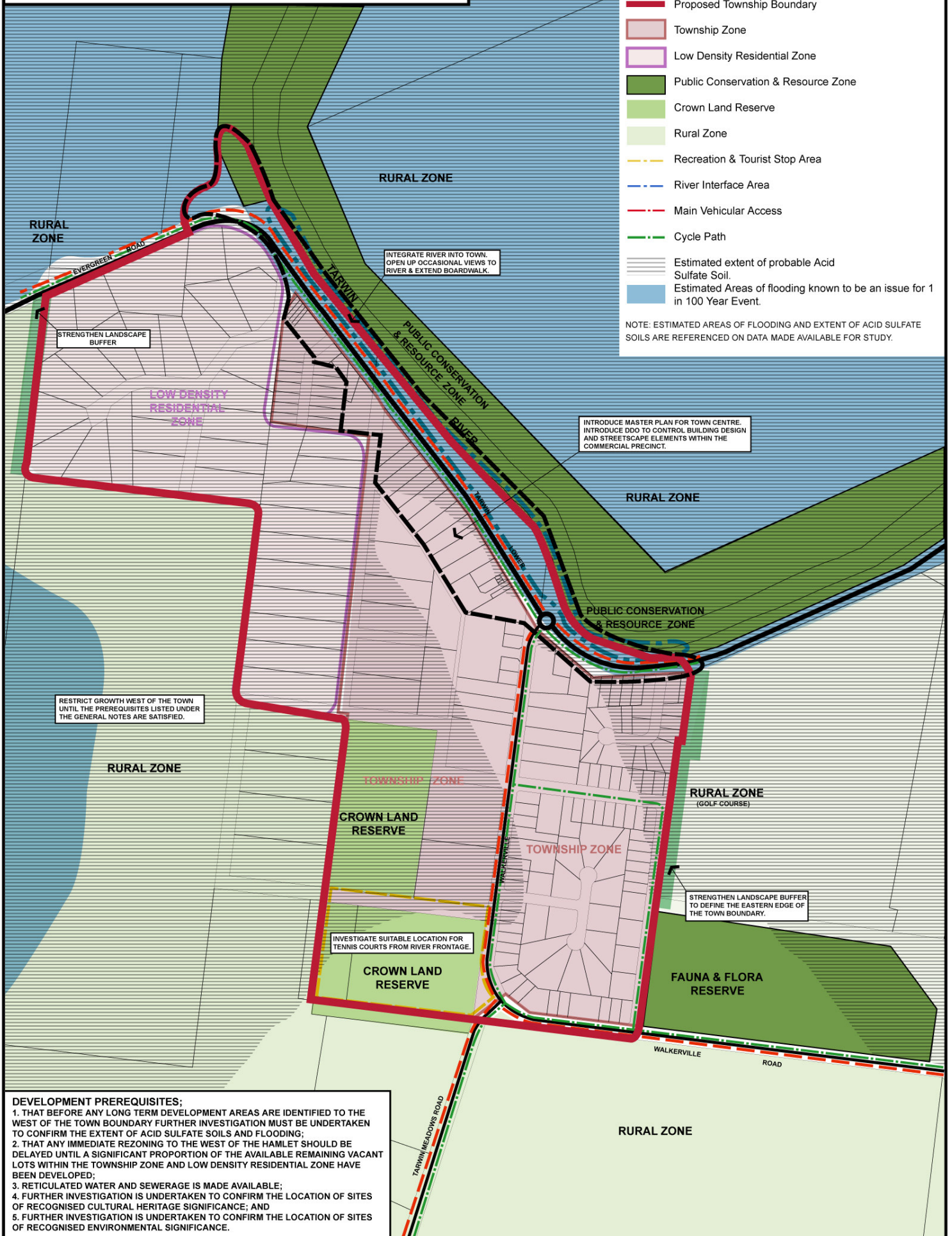
0 100 200 300 400 500 metres

SCALE 1:5000 @ A3 & SCALE 1:2500 @ A1

## KEY

- Main Linkage Roads
- Proposed Township Boundary
- Township Zone
- Low Density Residential Zone
- Public Conservation & Resource Zone
- Crown Land Reserve
- Rural Zone
- Recreation & Tourist Stop Area
- River Interface Area
- Main Vehicular Access
- Cycle Path
- Estimated extent of probable Acid Sulfate Soil.
- Estimated Areas of flooding known to be an issue for 1 in 100 Year Event.

NOTE: ESTIMATED AREAS OF FLOODING AND EXTENT OF ACID SULFATE SOILS ARE REFERENCED ON DATA MADE AVAILABLE FOR STUDY.



### DEVELOPMENT PREREQUISITES;

1. THAT BEFORE ANY LONG TERM DEVELOPMENT AREAS ARE IDENTIFIED TO THE WEST OF THE TOWN BOUNDARY FURTHER INVESTIGATION MUST BE UNDERTAKEN TO CONFIRM THE EXTENT OF ACID SULFATE SOILS AND FLOODING;
2. THAT ANY IMMEDIATE REZONING TO THE WEST OF THE HAMLET SHOULD BE DELAYED UNTIL A SIGNIFICANT PROPORTION OF THE AVAILABLE REMAINING VACANT LOTS WITHIN THE TOWNSHIP ZONE AND LOW DENSITY RESIDENTIAL ZONE HAVE BEEN DEVELOPED;
3. RETICULATED WATER AND SEWERAGE IS MADE AVAILABLE;
4. FURTHER INVESTIGATION IS UNDERTAKEN TO CONFIRM THE LOCATION OF SITES OF RECOGNISED CULTURAL HERITAGE SIGNIFICANCE; AND
5. FURTHER INVESTIGATION IS UNDERTAKEN TO CONFIRM THE LOCATION OF SITES OF RECOGNISED ENVIRONMENTAL SIGNIFICANCE.