



**KEY**

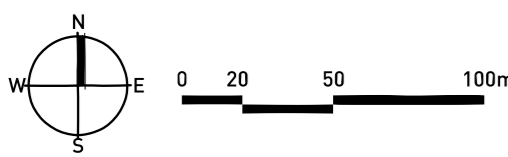
SITE LOCATION (17.44HA)

**LAND USES**

- EXISTING BUILT FORM
- EXISTING NEARBY SOLAR PARK
- PROPOSED ROADSIDE SERVICES
- PROPOSED B2/B8/OFFICE
- SMALLER COMMERCIAL / EMPLOYMENT UNITS
- INDICATIVE AREAS OF ATTENUATION
- INDICATIVE BUFFER PLANTING
- PROPOSED SERVICE YARD/PARKING AREAS
- INFORMAL PUBLIC OPEN SPACE

**MOVEMENT / ACCESS**

- EXISTING BYWAY OPEN TO ALL TRAFFIC (BOAT)
- EXISTING RAILWAY LINE
- EXISTING FOOTPATH TO BE UPGRADED
- NEW CYCLEWAY PROVIDING MISSING LINK TO ROYSTON
- PROPOSED PEDESTRIAN CONNECTION
- PROPOSED VEHICLE ACCESS
- PROPOSED NEW ROUNDABOUT
- UPGRADED JUNCTION TO INCLUDE SAFE CROSSING POINT OF A10
- PROPOSED BUS STOP LOCATION



# LAND OFF A10, MELBOURN, ROYSTON (SITE REFERENCE 40262) - CONCEPT MASTERPLAN

