

LEGEND

- LANDSCAPING OPPORTUNITIES
- CARPARK ZONE
- FUEL & CONVENIENCE ZONE
- RETAIL / FOOD ZONE
- COMMON MOVEMENT
- FUTURE RESIDENTIAL AREA
- EXISTING LANDSCAPING / FARM / VACANT LAND
- EXISTING RETAIL / INDUSTRIAL ZONE
- EXISTING RESIDENTIAL AREA
- EX EXISTING DRAINAGE
- D PROPOSED DRAINAGE
- ⊙ EXISTING SEWER PIT
- EXISTING PEDESTRIAN PATH
- PROPOSED PEDESTRIAN PATH
- FUTURE PEDESTRIAN PATH - NOT PART OF THIS DEVELOPMENT
- EXISTING VEHICLE MOVEMENT
- PROPOSED VEHICLE MOVEMENT
- FUTURE VEHICLE MOVEMENT - NOT PART OF THIS DEVELOPMENT
- PROPOSED ROAD / DRIVEWAY
- ROAD - HIGHWAY
- ROAD - STREET
- ✕ BICYCLE RACKS
- PYLON SIGN
- TREES / PLANTING OPPORTUNITIES
- BUS STOP
- 2.2m HIGH ACOUSTIC FENCE
- SITE BOUNDARY
- ↻ RIGHT / LEFT TURN LANE
- INDICATIVE LOCATION RETARDATION PIT
- ⚡ POTENTIAL PERMANENT OR INTERIM BUSHFIRE HAZARDS AND VEGETATION

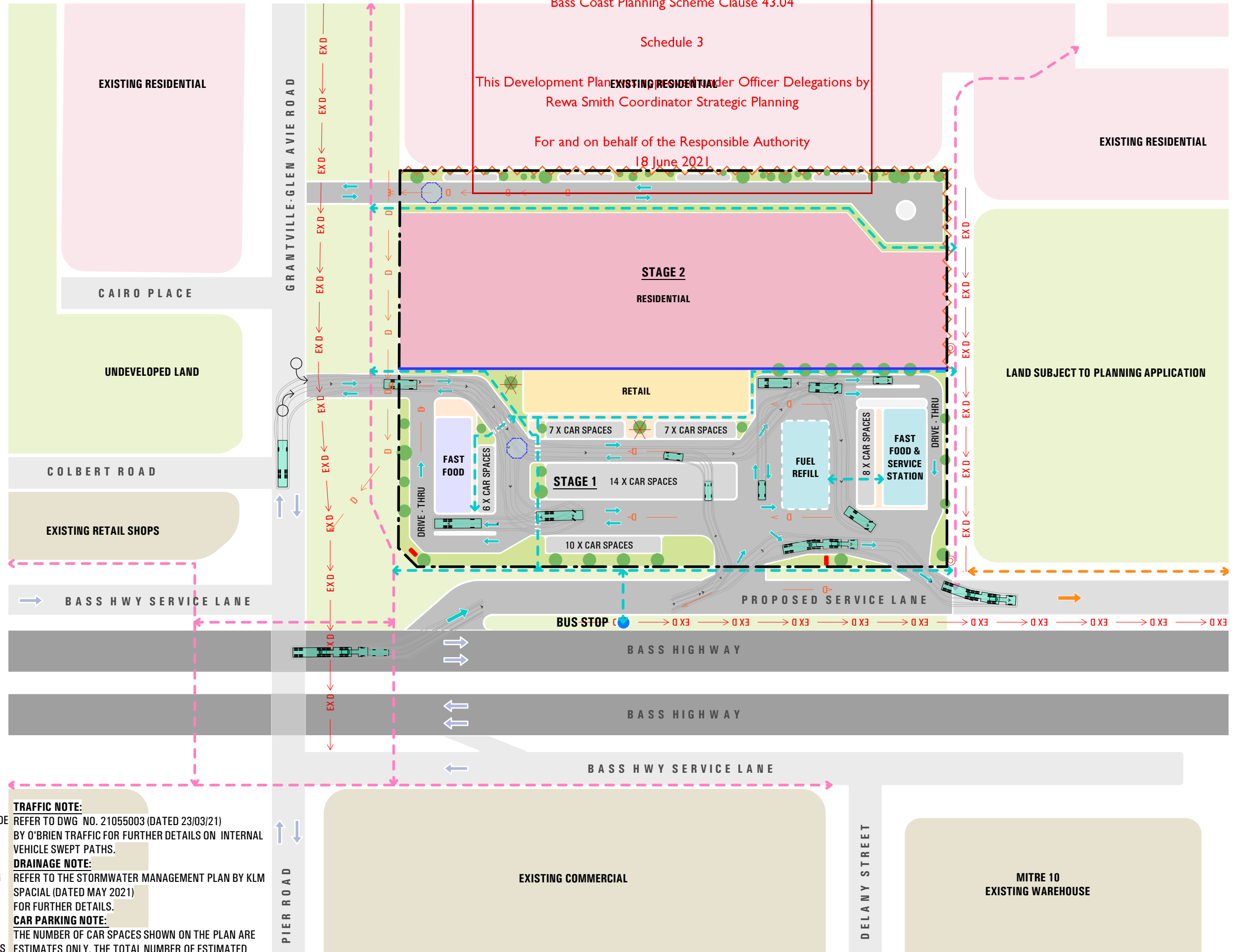
BUSHFIRE HAZARD NOTES:

- TO ENSURE THE BUSHFIRE RISK TO LIFE AND PROPERTY ON THE FUTURE RESIDENTIAL AREA IS REDUCED TO AN ACCEPTABLE LEVEL, ANY FUTURE PLANNING PERMIT APPLICATION FOR RESIDENTIAL PURPOSES MUST INCLUDE A BUSHFIRE MANAGEMENT PLAN. THE BUSHFIRE MANAGEMENT PLAN MUST BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND ENDORSED TO FORM PART OF ANY APPROVED PLANNING PERMIT.
- STAGE 2 RESIDENTIAL AREA WILL BE DESIGNED TO ENSURE THAT THE RADIANT HEAT EXPOSURE DOES NOT EXCESS 12.5KW/M2,
- A BUSHFIRE HAZARD ASSESSMENT WILL BE REQUIRED AS PART OF ANY SUBSEQUENT PLANNING PERMIT.

TRAFFIC NOTE:
REFER TO DWG NO. 21055003 (DATED 23/03/21) BY O'BRIEN TRAFFIC FOR FURTHER DETAILS ON INTERNAL VEHICLE SWEEP PATHS.

DRAINAGE NOTE:
REFER TO THE STORMWATER MANAGEMENT PLAN BY KLM SPACIAL (DATED MAY 2021) FOR FURTHER DETAILS.

CAR PARKING NOTE:
THE NUMBER OF CAR SPACES SHOWN ON THE PLAN ARE ESTIMATES ONLY. THE TOTAL NUMBER OF ESTIMATED CARPARKS IS 52.



ENDORSED DEVELOPMENT PLAN
Planning and Environment Act 1987
Bass Coast Planning Scheme Clause 43.04

Schedule 3

This Development Plan is endorsed under Officer Delegations by
Rewa Smith Coordinator Strategic Planning

For and on behalf of the Responsible Authority
18 June 2021

NO.	DATE	REVISION	BY
A	12/11/20	PRELIMINARY ISSUE	IAS
B	17/03/21	PRELIMINARY ISSUE	IAS
C	23/03/21	RESPONSE TO COUNCIL REF	IAS
D	21/05/21	REVISED STAGE 2 LAYOUT	IAS
E	22/05/21	RESPONSE TO COUNCIL REF	IAS
F	11/06/21	SERVICE RD & BUS STOP UPDATED	IAS

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