LEGEND

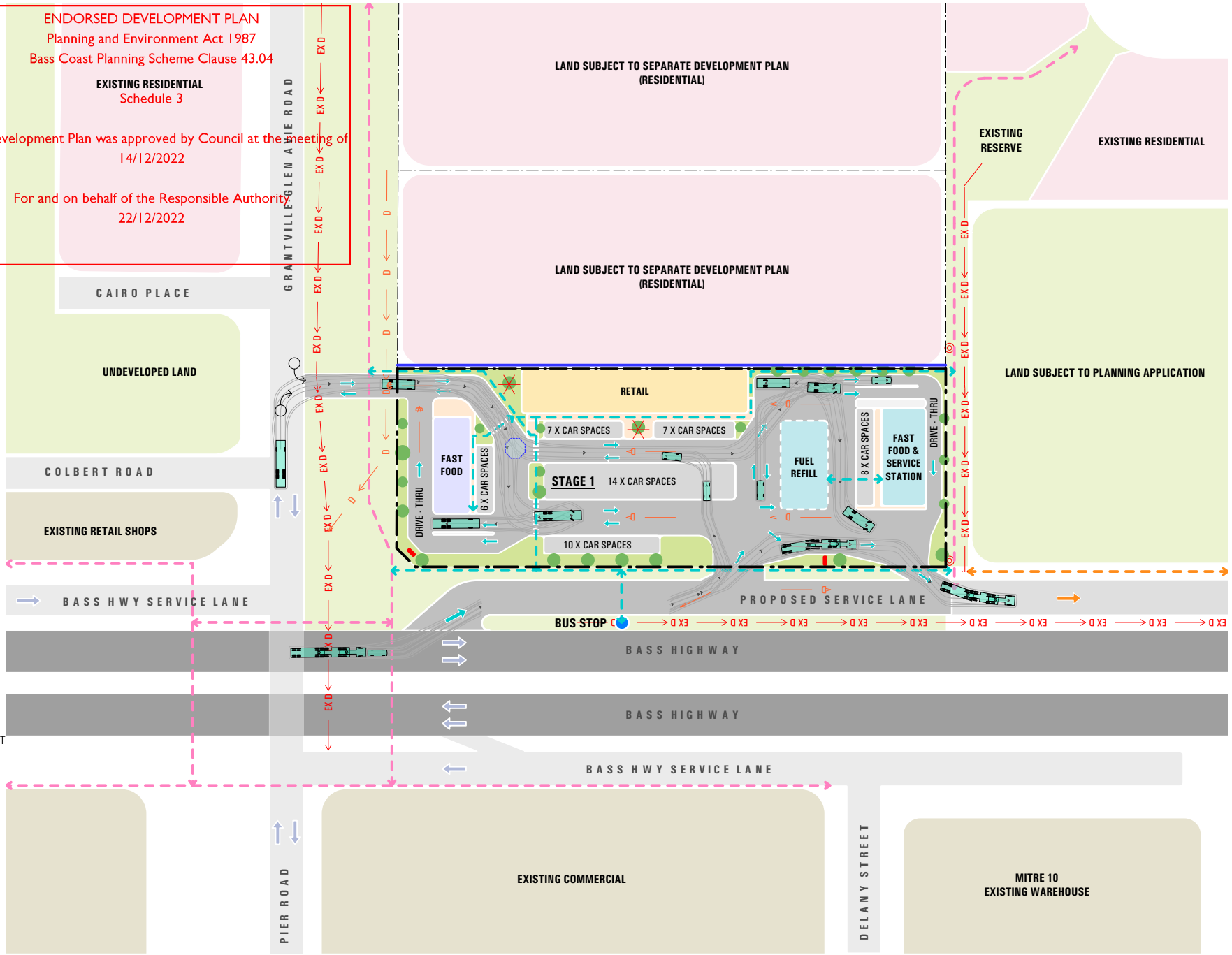
- LANDSCAPING OPPORTUNITIES
- CARPARK ZONE
- FUEL & CONVENIENCE ZONE
- RETAIL / FOOD ZONE
- COMMON MOVEMENT
- EXISTING LANDSCAPING / FARM / VACANT LAND
- EXISTING RETAIL / INDUSTRIAL ZONE
- EXISTING RESIDENTIAL AREA
- EX EXISTING DRAINAGE
- D PROPOSED DRAINAGE
- EXISTING SEWER PIT
- EXISTING PEDESTRIAN 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

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

EXISTING RESIDENTIAL
Schedule 3

This Development Plan was approved by Council at the meeting of 14/12/2022

For and on behalf of the Responsible Authority
22/12/2022



BUSHFIRE HAZARD NOTES:
A BUSHFIRE HAZARD ASSESSMENT WILL BE REQUIRED AS PART OF ANY SUBSEQUENT PLANNING PERMIT.

TRAFFIC NOTE:
REFER TO REPORT BY O'BRIEN TRAFFIC FOR FURTHER DETAILS (DATED 23/03/21).

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.

IDLE ARCHITECTURE STUDIO

T / 613 9428 5202 // www.idlearch.com.au // 15 Cubitt Street Cremorne 3121 Victoria

NO.	DATE	REVISION	BY
A	3/10/2022	ISSUE TO COUNCIL	

PROJECT: Mixed Use Development
ADDRESS: 1517-1529 Bass Hwy, Grantville VIC 3984
CLIENT:

DRAWING: Development Plan
SCALE: NTS
PRINT DATE: 3/10/2022

DRAWING NUMBER: TP 1.12
REVISION: A

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ABN: 35 060 518 318

LEGEND

- CHILDCARE CENTRE
- RETAIL
- QUICK SERVICE RETAIL (QSR) & SERVICE STATION
- PARKING SPACES
- EXISTING PEDESTRIAN PATHS
- PROPOSED PEDESTRIAN PATHS AND SEATING
- PROPOSED LANDSCAPED AREAS
- EXISTING LANDSCAPE AREAS
- PROPOSED BUSINESS IDENTIFICATION & PYLON SIGN
- TREE PLANTING / LANDSCAPE OPPORTUNITIES
- PROPOSED VEHICLE MOVEMENT
- PROPOSED BICYCLE PARKING
- EXISTING BUS STOP
- EXISTING COMMERCIAL SITES
- EXISTING RESIDENTIAL SITES
- EXISTING MIXED USE SITE / PLANNING APPLICATION
- PROPOSED LOADING BAY
- PROPOSED PEDESTRIAN PATH

BUSHFIRE HAZARD NOTES

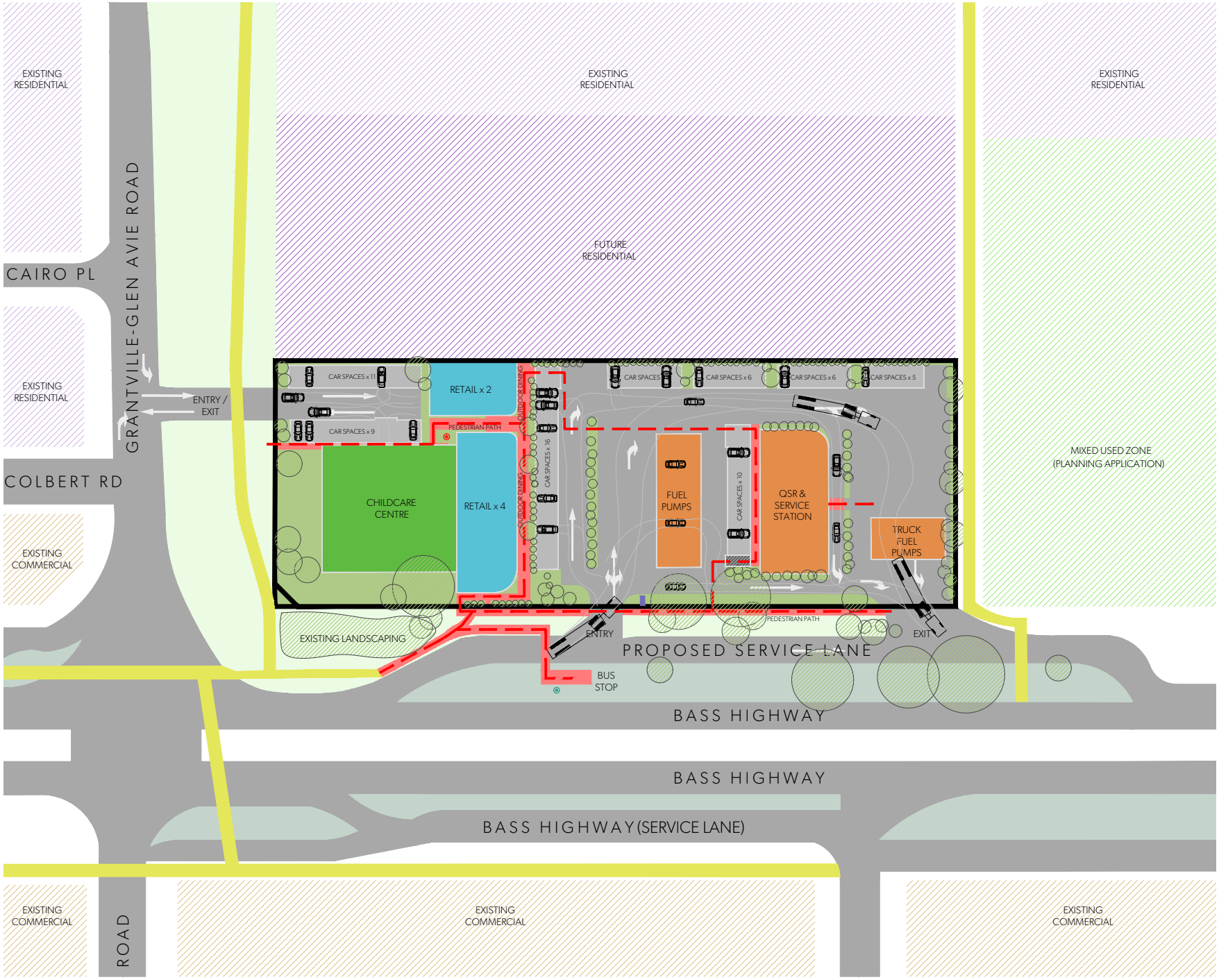
- TO ENSURE THE BUSHFIRE RISK TO LIFE AND PROPERTY ON THE FUTURE RESIDENTIAL AREA IS REDUCED TO AN ACCEPTABLE LEVEL, ANY FUTURE PLANNING PERMIT APPLICATION MUST INCLUDE A BUSHFIRE MANAGEMENT PLAN. THE BUSHFIRE MANAGEMENT PLAN MUST BE PREPARED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND ENDORSED TO FORM PART OF ANY APPROVED PLANNING PERMIT.
- A BUSHFIRE HAZARD ASSESSMENT WILL BE REQUIRED AS PART OF ANY SUBSEQUENT PLANNING PERMIT.

TRAFFIC NOTE

- REFER TO REPORT 'IMP2302059TTA01F01' PREPARED BY 'IMPACT' FOR ALL TRAFFIC RELATED INFORMATION / DETAILS.

WASTE MANAGEMENT NOTE

- REFER TO REPORT 'IMP2302059WMP01D01' PREPARED BY 'IMPACT' FOR ALL WASTE MANAGEMENT RELATED INFORMATION / DETAILS.



risearchitecture
risearchitecure.com.au
projects@risearchitecure.com.au
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Rev	Description	Date
A	Development Plan	26.07.2023
B	Development Plan - RFI Amendments	17.112023
C	Service Lane and Referral Amendments	07.02.2024
D	Drainage Removal	04.03.2024

N

Project Number: 2223
Drawing Title: Proposed Development Plan
Project Address: 1517 - 1529 Bass Highway, Grantville

TP 01
Scale: 1:400
Rev: D