Figure 1: Location of the Subject Land

The land lies immediately north of Crossmans Road, in proximity to community and commercial facilities including the Sungate Shopping Centre, two primary schools, community meeting rooms, local services and the corner town centre east of Sungate Highway, close to the development area of conventional residential development as a logical extension from the existing urban area of Torquay.

In response to the Development Plan Overview – Schedule 4 (PDP) to the Surf Coast Planning Scheme, the subject site is in context with the surrounding. This report forms part of a Development Plan Statement. The Locality Plan below shows the subject site south of Deep Creek and east of Illumination Drive, Torquay, the Locality Plan below. This Development Plan applies to the land located to the north of Crossmans Road, west of Surf Coast Highway.
The Proposed Development Plan affects land covered by Development Plan Overlay Schedule 4 to the requirements of the Overlay. This report outlines the details of the Development Plan and how it responds to the Sutherland Shire Planning Scheme. The Overlay sets out directions and requirements for the land use of the area. The overlay also seeks to achieve a residential subdivision that will co-ordinate all land owners' interests.

This development plan applies to land which is in 20 titles, all generally one hectare or larger in size, covering 13 lots of the 15 lots outlined in the Land Use Area Boundary Plan. The remaining 7 lots are owned by 5 separate Primary School (3 lots) and the Torpeena Model with the remaining 7 lots owned by 5 separate businesses. The Lot 7 & Lot 8 lots are owned by a single developer. These two lots include all lots bordering Deep Creek, providing a continuous development parcel that integrates with the creek. A plan deciding this matter is referenced in Figure 2 below. The remaining land includes the SL Thornees, Deep Creek, and the Lot 7 & Lot 8 lots owned by a single developer.
The development plan aims to connect local residents to community and open space areas.

- Provision of a cycle/pedestrian path parallel to the creek and along key flood links through deserts.

- Provision for the intersection to be upgraded at the corner of Deep Drive and Commissions.

- Provision of additional speed control measures where there is a bank instability.

- Provision of the Development Plan Dundee requirements for erosion control works in the form of bank stabilisation and revegetation along the south bank of Deep Creek.

- Provision of pedestrian crossings across Deep Creek in an area that was previously used as a cattle crossing (and therefore limits the travelled on area that was). The provision of an accessible pedestrian crossing is not feasible.

- Provision for the intersection to be upgraded at the corner of Deep Drive and Commissions.

- Provision of appropriate services including a collection and treatment of stormwater below.

- Special design directions regarding lots adjacent to the creek to ensure that sensitive

- Provision of the Planning Scheme. These features include.

The development plan illustrated in Appendix 1 has a number of features responding to the DPC.
2.1 Design Requirements for Lots Adjutting Deep Creek

Subdivision of the indvidual lot itself will need to be treated to account for existing buildings and
neighbouring areas in more detail. The full layout for all lots in common ownership by a single
developer is also required to identify individual lots and their individual lot to the
Development Plan shows a street layout for all lots in common ownership by a single
2.2 Development Contributions

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3.1 Connectivity

The following factors have been influential in the Development plan that has been prepared for the

Development Plan - Emily disguises Taonga - Residential Estate
3.3 Reducing impact on native vegetation

...
ensure that permits granted are generally in accordance with these area
such notice be exempt from notice to affected land owners and exempt from appeal rights relating to
be exempt from notice to affected land owners and exempt from appeal rights relating to
provide certainty about the name of the proposed use or development
require a plan to be prepared prior to a permit being issued under the zone:
The Development Plan Overlay is used to:

4.1 Operation of the Overlay

4.2 Response to the Development Plan Overlay
The development plan and design requirements detailed in Section 2 of this report provide for all lots

should be considered to have their main facilities facing Deep Creek.

All residential lots to be created that will have interlots to road or reserve facing Deep Creek.

All residential lots to be created that will have interlots to road or reserve facing Deep Creek.

Ensure that there is appropriate passive surveillance over the creek and any drainage courses to the drainages.

The use of streets to align with the creek interlots so will be the problem of finding to the front

with a creek interlots.

Still a creek interlots.

In conjunction with the environment to zone the land to Residential

of the developer contribution agreement agreement included is the renderer the developer and council on the creek. Deemed areas to the south of the creek. Links to the freeway and at the northern edge of the creek. This will result in

with natural bunds and requirements for the planting of native vegetation. The will remain a

documentation plan ensuring that the natural VP planting is included along the interlots to the creek and

ensures that a high percentage of native vegetation is protected and there direct access to the creek.

This follows where existing conditions within the area that open space areas along the creek and

as well as include directly facing the creek there are no streets required into the creek.

Provide a landscape interface to the creek environment to provide an appropriate transition

aligning with, or outside, the PFZ boundary.

All lots and residential roads to be located at least 30 meters from the centre line of Deep Creek.

proaches either from sides and incorporate breaks along the creek.
To provide an appropriate weed management regime to manage the risk from the plant.

The provision of a sustainable weed management regime to manage the risk from the plant.

The development plan makes provision for the fee paying crossing point.

The fee payable crossing point shall be provided by the developer as part of the subdivision program.

The development plan makes provision for the fee payable crossing point.

The development plan makes provision for the fee payable crossing point.

The development plan makes provision for the fee payable crossing point.

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The development plan makes provision for the fee payable crossing point.

The development plan makes provision for the fee payable crossing point.
regard to kernel production along the creek and bank stabilisation.

Water flow to the subdivision being considered. The location of the pumping station needs to have
an applicable location for thearan water pumping station needs to be determined with thearan
recharge to the satisfaction of saltwater and Barren Water.

Contribute toward the provision of a scheme of pumping station that minimises the removal of native
vegetation from the surrounding area and minimises the removal of native
is the most appropriate form of stream water treatment.

A dike is intended to be constructed at the north of the proposed footpath/asset pathway and will be used to
protect the area from deep creek.

Identify mechanisms for the management of storm water to current best practice prior to the

Serving

requirements. This will need to be supplemented with conditions outlined for subdivision.

The Development Plan does not nominate specific tree species to be planted within road

Planning of internal roads within such a nature stage species to complete the planting indigenous

the subdivision of the land.

The proposal of streets, streets, and access to the subdivision upgrade works will be undertaken as a result of
proposals for the development plan. Includes the provision of a footpath along native sections of road.

provide for the intersection to be upgraded at the corner of Shady Drive and Groans Road;

sides of all through roads;

provide footpath along one side of all roads that are over 12 meters in length and on two

A continuous path is provided for on the plan for the external and internal nodes by the Development Plan.

Provide continuous pedestrian and cycle access along the Deep Creek corridor.

Provide for the intersection of Shady Drive and Groans Road to be

internal road at Shady Drive is the only road that is the street layout is clear and visible and ensures that there is a visible street hierarchy. The street

division and roadside plants and facilities along proposed road lines.

Provide for the intersection of Shady Drive to be

Provide a street network that is integrated with the local and regional road network.

provide a road network that is permeable to pedestrians and provides door and safe access

Groans Road

The Great Eastern Development Plan includes the following important locations where community facilities

provide a road network that is permeable to pedestrians and provides door and safe access

Residential Estate

Development Plan - Shady Cove, Torquay - Residential Estate

The Creek and Bank Stabilisation.
Barwon Water pumping station
Drive and Crosswater Road, accessible damaged and contribution to the provision of the
bike path in an grading pedestrian crossing over the creek, infrastructure upgrade for bridge.
An indication of infrastructure to be provided within the area, including road upgrades, properties.

- Areas that are also capable of being sued for informal acquirement.
- The provision of considerable open spaces in the form of a linear corridor along Deep Creek, with
- the location of the pedestrian and bicycle path,
- the ability to provide connectivity and legibility in the provision of local streets,
- the permeation of the sensitive creek interface, with the creek environment preserved and
- the general form and layout of the proposed development.

The overlay requirements indicate to the Development Plan Overlay that affects the land. The Plan provides an appropriate response to
The proposed Development Plan needs the objections as outlined within Schedule – 4. Brody Drive

5 Conclusion
Briody Drive Estate
Torquay
indicative superlot
development configurations

- **Configuration 1**: 16 lots @ 504m²
  - Average lot size: 504m²
  - Dimensions: 28 x 72

- **Configuration 2**: 8 lots @ 540m²
  - 10 lots @ 336m²
  - Average lot size: 426m²
  - Dimensions: 18 x 72

- **Configuration 3**: 10 lots @ 504m²
  - 6 lots @ 476m²
  - Average lot size: 493.5m²
  - Dimensions: 14 x 72

Peter Berry & Associates Pty Ltd

Civil Engineer

Peter Berry & Associates Pty Ltd

Date: 21/08/95
Ref: P3