












Appendix A

Elouera Terrace, Bray Park

Concept Layout Plan

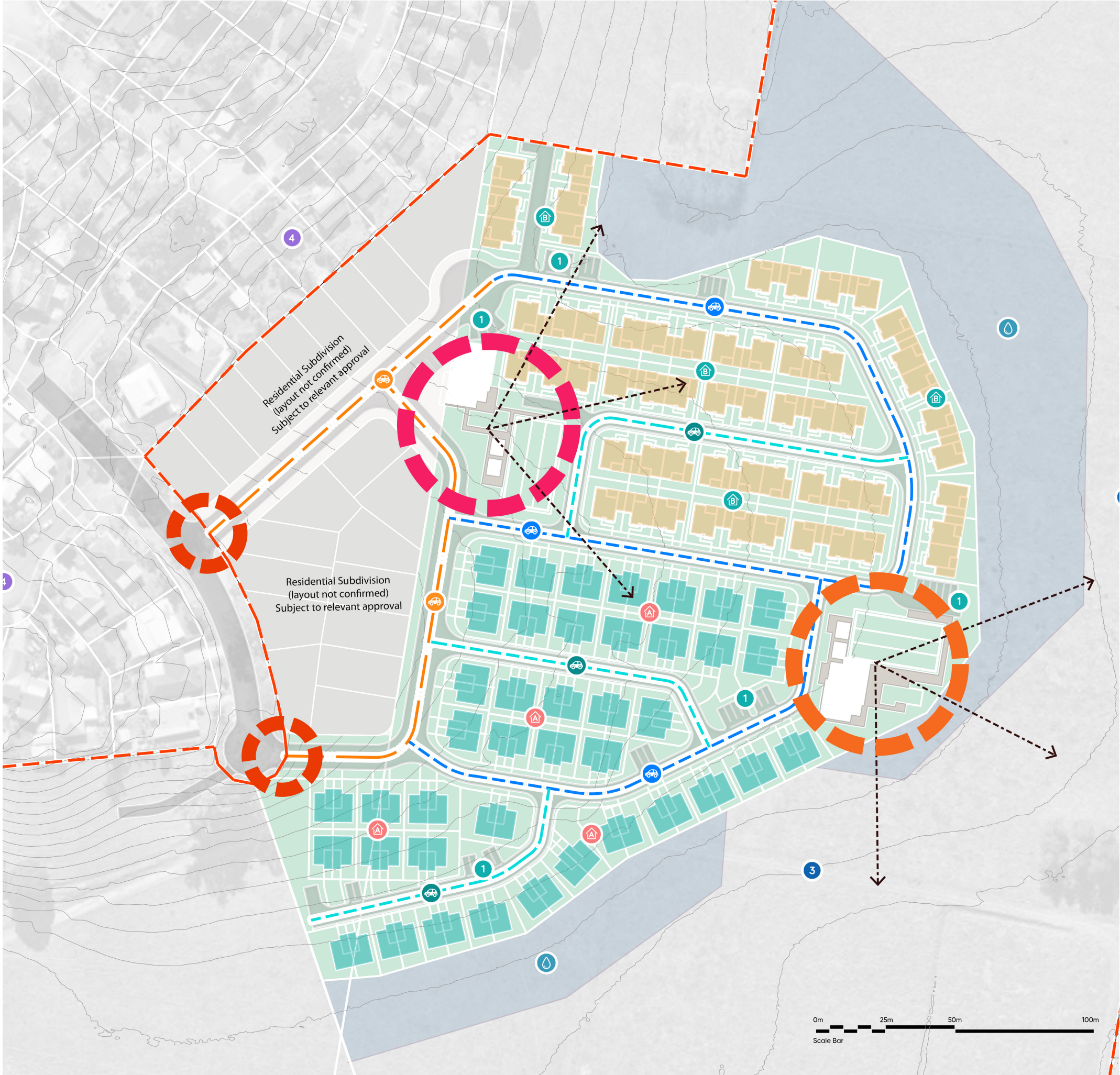


-  **Seniors Housing Type 1A**
Seniors Housing Lots 18m depth average.
Average Lot Size 150m²
Single Storey Attached Dwellings in groups of 2-3
Typical template used: 2 bedroom, single carpark per dwelling (one covered)
Yield: 82
 -  **Seniors Housing Type 1B**
Seniors Housing Lots 18m depth average.
Average Lot Size 200m² - 250m²
Single Storey Attached Dwellings in groups of 2-3
Typical template used: 2-3 bedroom, 2 x tandem carparks per dwelling (one covered)
Yield: 57
 -  **Primary Access Street (Indicative)**
16.0m wide road reserve, 9.0m sealed. TSC 'Wider Access Street'. This street provides a loop road through the development, connecting the primary and secondary site entry points to Elouera Terrace.
 -  **Indicative Internal Street**
10.0m wide road reserve, 6.0m sealed.
 -  **Indicative Internal Laneway**
8.0m wide laneway reserve, 6.0m sealed.
 -  **Low Flow Flood Area**
Area identified through topographic analysis as area of low flow flood area. Nil development proposed within this zone. Potential buffer planting located within this zone to transition to surrounding farmland. Development within this area would be subject to relevant flood considerations and design.
 - Indicative Community Facilities 01**
Community facilities area. Primarily services the northern residential precinct (Residential Type C). Potential to include pool area, lawn bowls, landscaped gardens, areas of open turf. Community use building, footprint illustrated approximately 350-400m². Located to take advantage of views to the east and south across existing farmland. Located at the eastern end of the primary site entry to allow clear line of site through the development of the primary community facilities and to long views to the east.
 - Indicative Community Facilities 02**
Community facilities area. Primarily services the southern residential precinct (Residential Type B). Potential to include pool area, lawn bowls, landscaped gardens, areas of open turf. Community use building, footprint illustrated approximately 350-400m². Located on an elevated site to take advantage of views to the east and south across the residential precincts and over existing farmland. Located at the primary entry of the estate to serve as the 'entry statement' of the development and create a clear and legible arrival.
 -  **Indicative Site Entry**
Site entry off Elouera Terrace To be confirmed through residential subdivision layout. Subject to relevant approval.
 -  **Visitor Parking**
Visitor carparking indicative locations illustrated. Requirement based on number of dwelling sites: 20.
Car parking located primarily in close proximity to community facilities areas(qty: 20) with balance of spaces located throughout the development where layout permits.
Total visitor carparks illustrated: 40.
 -  **Existing Agricultural Land**
Working farm located to balance of lot. Potential to provide informal pedestrian access from the proposed development (from Community Facilities 01) to facilitate potential for community gardens and integration of these landuses.
 -  **Existing Residential Area**
 -  **Indicative Bus Pick up point**
- Area 1 Seniors: 45.272 m2
- Area 2 Buffer: 20.039 m2
- Area 3 Residential Subdivision: 12.728 m2



Elouera Terrace, Bray Park

Concept Layout Plan



- Seniors Housing Type 1A**
Seniors Housing Lots 18m depth average.
Average Lot Size 150m²
Single Storey Attached Dwellings in groups of 2-3
Typical template used: 2 bedroom, single carpark per dwelling (one covered)
Yield: 82
 - Seniors Housing Type 1B**
Seniors Housing Lots 18m depth average.
Average Lot Size 200m² - 250m²
Single Storey Attached Dwellings in groups of 2-3
Typical template used: 2-3 bedroom, 2 x tandem carparks per dwelling (one covered)
Yield: 57
 - Primary Access Street (Indicative)**
16.0m wide road reserve, 9.0m sealed. TSC 'Wider Access Street'. This street provides a loop road through the development, connecting the primary and secondary site entry points to Elouera Terrace.
 - Indicative Internal Street**
10.0m wide road reserve, 6.0m sealed.
 - Indicative Internal Laneway**
8.0m wide laneway reserve, 6.0m sealed.
 - Low Flow Flood Area**
Area identified through topographic analysis as area of low flow flood area. Nil development proposed within this zone. Potential buffer planting located within this zone to transition to surrounding farmland. Development within this area would be subject to relevant flood considerations and design.
 - Indicative Community Facilities 01**
Community facilities area. Primarily services the northern residential precinct (Residential Type C). Potential to include pool area, lawn bowls, landscaped gardens, areas of open turf. Community use building, footprint illustrated approximately 350-400m². Located to take advantage of views to the east and south across existing farmland. Located at the eastern end of the primary site entry to allow clear line of site through the development of the primary community facilities and to long views to the east.
 - Indicative Community Facilities 02**
Community facilities area. Primarily services the southern residential precinct (Residential Type B). Potential to include pool area, lawn bowls, landscaped gardens, areas of open turf. Community use building, footprint illustrated approximately 350-400m². Located on an elevated site to take advantage of views to the east and south across the residential precincts and over existing farmland. Located at the primary entry of the estate to serve as the 'entry statement' of the development and create a clear and legible arrival.
 - Indicative Site Entry**
Site entry off Elouera Terrace To be confirmed through residential subdivision layout. Subject to relevant approval.
 - Visitor Parking**
Visitor carparking indicative locations illustrated. Requirement based on number of dwelling sites: 20.
Car parking located primarily in close proximity to community facilities areas(qty: 20) with balance of spaces located throughout the development where layout permits.
Total visitor carparks illustrated: 40.
 - Existing Agricultural Land**
Working farm located to balance of lot. Potential to provide informal pedestrian access from the proposed development (from Community Facilities 01) to facilitate potential for community gardens and integration of these landuses.
 - Existing Residential Area**
 - Indicative Bus Pick up point**
- Area 1 Seniors: 45,272 m²
- Area 2 Buffer: 20,039 m²
- Area 3 Residential Subdivision: 12,728 m²



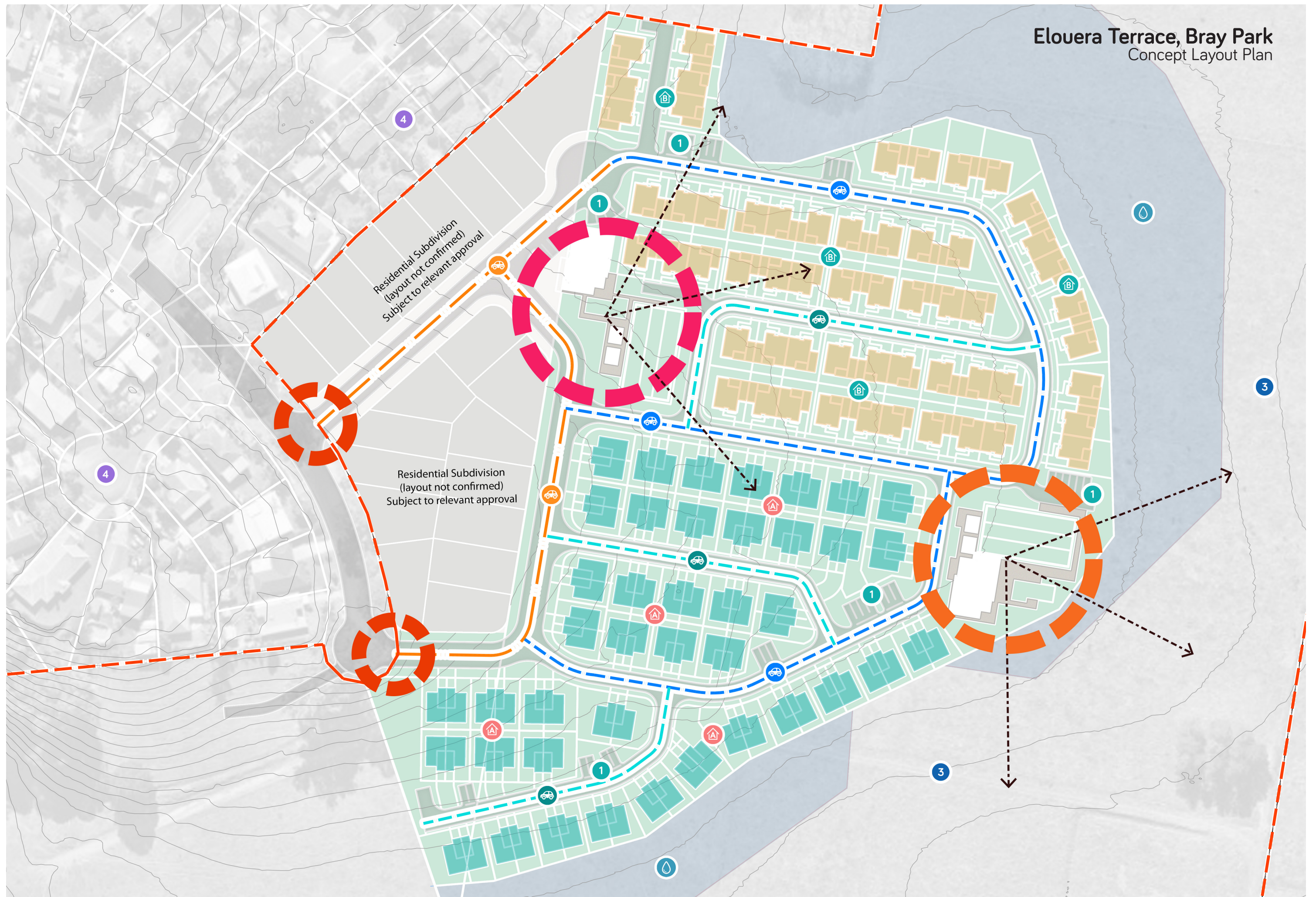
Elouera Terrace, Bray Park

Concept Layout Plan



Elouera Terrace, Bray Park

Concept Layout Plan





Seniors Housing Type 1A
Seniors Housing Lots 18m depth average.
Average Lot Size 150m²
Single Storey Attached Dwellings in groups of 2-3
Typical template used: 2 bedroom, single carpark per dwelling (one covered)
Yield: 82



Seniors Housing Type 1B
Seniors Housing Lots 18m depth average.
Average Lot Size 200m² - 250m²
Single Storey Attached Dwellings in groups of 2-3
Typical template used: 2-3 bedroom, 2 x tandem carparks per dwelling (one covered)
Yield: 57



Primary Access Street (Indicative)
16.0m wide road reserve, 9.0m sealed. TSC 'Wider Access Street'. This street provides a loop road through the development, connecting the primary and secondary site entry points to Elouera Terrace.



Indicative Internal Street
10.0m wide road reserve, 6.0m sealed.



Indicative Internal Laneway
8.0m wide laneway reserve, 6.0m sealed.



Low Flow Flood Area
Area identified through topographic analysis as area of low flow flood area. Nil development proposed within this zone. Potential buffer planting located within this zone to transition to surrounding farmland. Development within this area would be subject to relevant flood considerations and design.



Indicative Community Facilities 01
Community facilities area. Primarily services the northern residential precinct (Residential Type C). Potential to include pool area, lawn bowls, landscaped gardens, areas of open turf. Community use building, footprint illustrated approximately 350-400m². Located to take advantage of views to the east and south across existing farmland. Located at the eastern end of the primary site entry to allow clear line of site through the development of the primary community facilities and to long views to the east.



Indicative Community Facilities 02
Community facilities area. Primarily services the southern residential precinct (Residential Type B). Potential to include pool area, lawn bowls, landscaped gardens, areas of open turf. Community use building, footprint illustrated approximately 350-400m². Located on an elevated site to take advantage of views to the east and south across the residential precincts and over existing farmland. Located at the primary entry of the estate to serve as the 'entry statement' of the development and create a clear and legible arrival.



Indicative Site Entry
Site entry off Elouera Terrace To be confirmed through residential subdivision layout. Subject to relevant approval.



Visitor Parking
Visitor carparking indicative locations illustrated. Requirement based on number of dwelling sites: 20.
Car parking located primarily in close proximity to community facilities areas(qty: 20) with balance of spaces located throughout the development where layout permits.
Total visitor carparks illustrated: 40.



Existing Agricultural Land
Working farm located to balance of lot. Potential to provide informal pedestrian access from the proposed development (from Community Facilities 01) to facilitate potential for community gardens and integration of these landuses.



Existing Residential Area



Indicative Bus Pick up point

Area 1 Seniors: 45.272 m2

Area 2 Buffer: 20.039 m2

Area 3 Residential Subdivision: 12.728 m2