

INFRA

Reference: 231286r00v00

01 July 2026

267 Torquay Rd, Grovedale

Attn: James Watson

Re: 267 Torquay Rd, Grovedale
In response to Functional Design Road Safety Audit findings #1, 2 and 4

Dear [REDACTED]

The following advice is provided in response to findings 1, 2, and 4 raised in the Functional Design Road Safety Audit for the proposed residential development at 267 Torquay Road, Grovedale:

Finding #1

The dimensions of the accessway corner splays must comply with the relevant Design Standards under Clause 52.06-9 of the Victoria Planning Provisions. Within the Clause 52.06-9 pedestrian visibility splay, solid fencing should not exceed 900 mm in height. Any fencing above 900 mm should be visually permeable, and the required 2.0 m x 2.5 m pedestrian visibility splay must remain at least 50% clear of visual obstructions.

Sight distance at the Dwelling 4 crossover should be assessed having regard to the Victorian Planning Provisions, relevant DTP requirements for access to an arterial road, AS/NZS 2890.1 for property access and pedestrian visibility, and, where relevant, Austroads Guide to Road Design Part 4A, noting the proximity of the access to the Torquay Road / Felix Street signalised intersection.

The critical sight-distance consideration is not whether a generic sightline is available in both directions, but whether the access provides adequate visibility for the conflict movements identified in the Road Safety Audit. These include vehicles exiting Dwelling 4, northbound vehicles on Torquay Road, vehicles turning left from Felix Street, cyclists on the northbound carriageway/bicycle lane, and pedestrians using the Torquay Road footpath.

On this basis, Audit Finding #1 is supported in principle as a visibility-management matter, addressed through final design and maintenance controls. The final landscape, fencing and frontage design should demonstrate that vegetation, fencing and other obstructions within the relevant sightline areas are removed, set back, kept low, or made visually permeable so that adequate visibility is maintained for the life of the development.

Subject to the above being demonstrated on the final plans, including a sightline mark-up confirming the relevant visibility envelopes, no further modification to the Dwelling 4 access location is considered necessary.

Finding #2

Swept path diagrams have been prepared for the proposed Dwelling 4 access arrangement using B85 and B99 design vehicles. The swept paths demonstrate that vehicles can enter the site from Torquay Road, manoeuvre within the site, and exit to Torquay Road in a forward direction.

The swept paths indicate that the proposed access and parking layout provides a clear and functional vehicle path through the site without impacting adjacent buildings, fencing, storage areas or other fixed infrastructure.

The swept paths confirm that the proposed layout is geometrically capable of supporting forward-entry and forward-exit movements. To preserve this functionality, the on-site turning/manoeuvring area should be shown on the final plans as a clear vehicle manoeuvring area and should not be allocated for visitor parking, bin storage, landscaping, or other uses that would obstruct the swept

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path. Subject to the manoeuvring area being retained for this purpose, no further redesign of the access or parking layout is considered necessary.

Finding #4

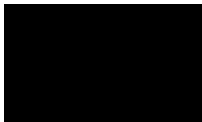
Swept path assessments have now been prepared for both B85 and B99 design vehicles. The swept paths demonstrate that the proposed on-site turnaround area can accommodate the relevant residential design vehicles and enables vehicles to enter and exit the site in a forward direction.

The assessment confirms that the intended forward-entry and forward-exit operation can be achieved within the proposed layout. Accordingly, the audit recommendation has been addressed and no further modification to the on-site turning area is considered necessary.

I trust the advice provided in this letter satisfies your requirements and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with the consent authorities prior to any determination being made.

Yours faithfully,

INFRA Planning Pty Ltd

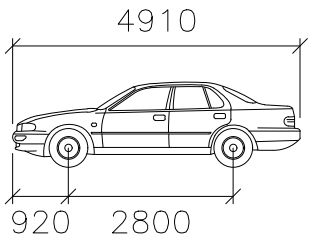


Director
BEng (Civil) Hons

Encl: Attachment 1 – Swept Path Analysis

ATTACHMENT 1

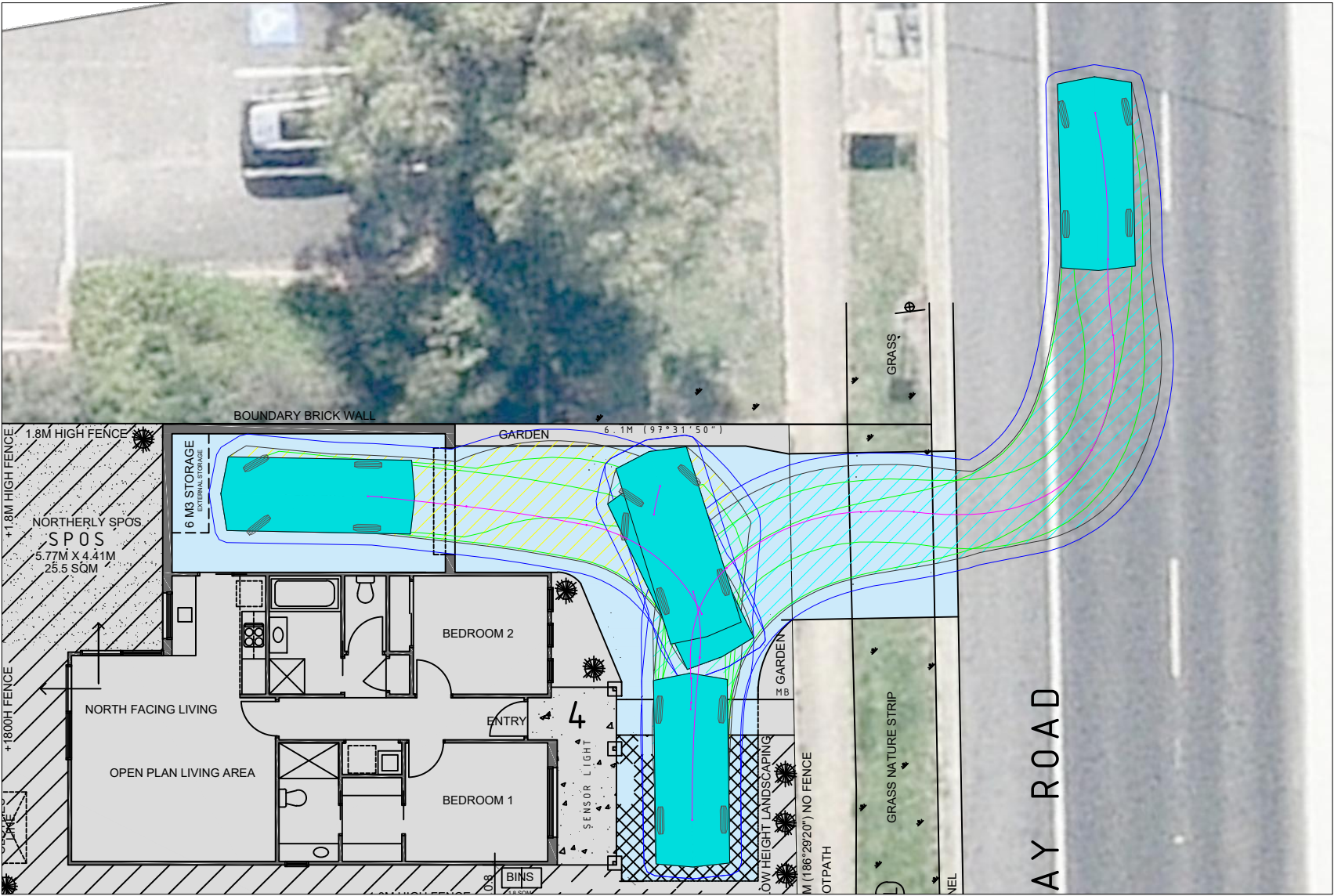
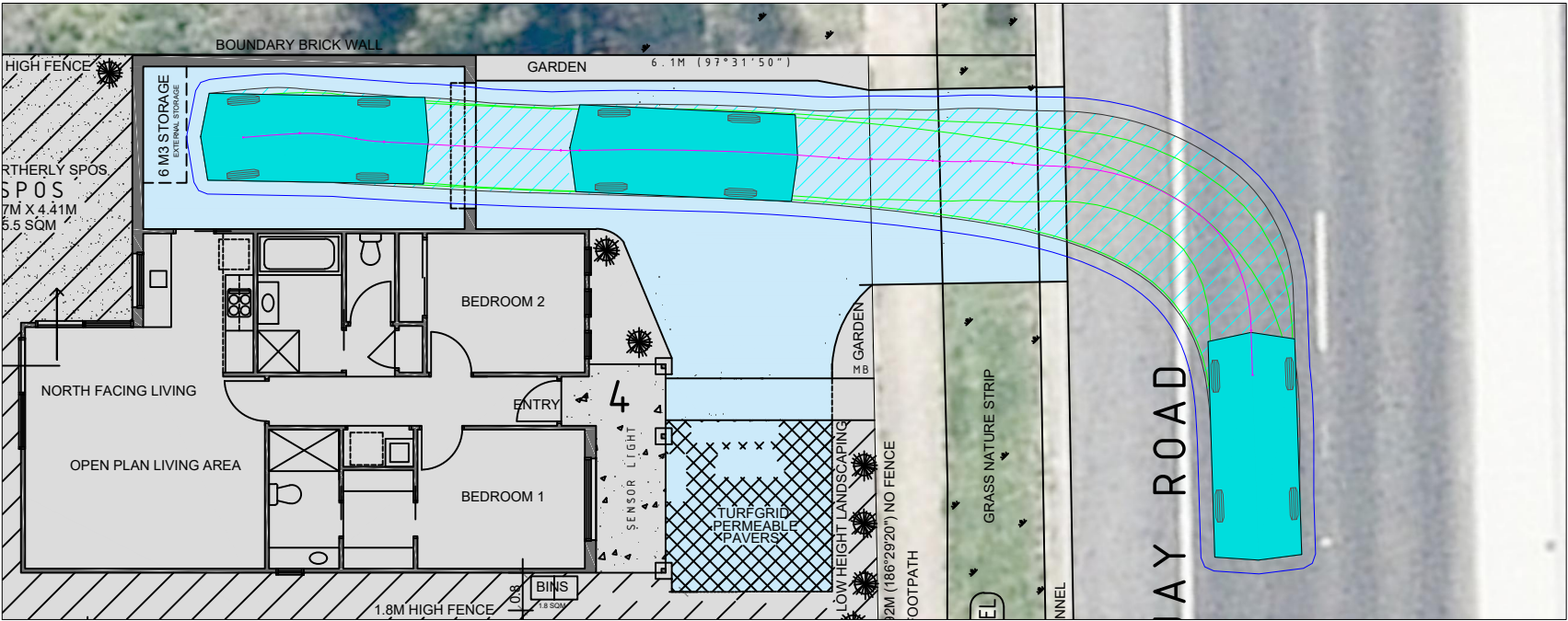
Swept Path Analysis



4910
1870
1770
920 2800

B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 4.0
Steering Angle	: 34.1
Vehicle Body	: —
Wheel Path	: —
300mm Clearance	: —
Forward Movement	: 
Reverse Movement	: 



NOTES:

THIS DRAWING IS PREPARED FOR INFORMATION PURPOSES ONLY.

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INFRA IS RESPONSIBLE FOR VEHICLE SWEEP PATH DIAGRAMS AND /OR DRAWING MARK-UPS ONLY, AND NOT RESPONSIBLE FOR BASE DRAWINGS WHICH ARE PREPARED BY OTHERS.

VEHICLE SWEEP PATH DIAGRAMS PREPARED USING COMPUTER GENERATED TURNING PATH SOFTWARE AND ASSOCIATED CAD DRAWING PLATFORMS.

VEHICLE DATA BASED UPON RELEVANT AUSTRALIAN STANDARDS (AS/NZS 2890.1-2004 PARKING FACILITIES - OFF-STREET CAR PARKING, AND/OR AS2890.2-2018 PARKING FACILITIES - OFF-STREET COMMERCIAL VEHICLE FACILITIES). THESE STANDARDS EMBODY A DEGREE OF TOLERANCE. HOWEVER, THE VEHICLE CHARACTERISTICS IN THESE STANDARDS REPRESENT A SUITABLE DESIGN VEHICLE AND DO NOT ACCOUNT FOR ALL VARIATIONS IN VEHICLE DIMENSIONS / SPECIFICATIONS AND / OR DRIVER ABILITY OR BEHAVIOUR.

ARCHITECT

-

CLIENT

-

SCALE

1:150 @ A3

PROJECT

267 Torquay Rd, Grovedale VIC

DRAWING TITLE

B85 Vehicle Swept Paths

PROJECT NO:

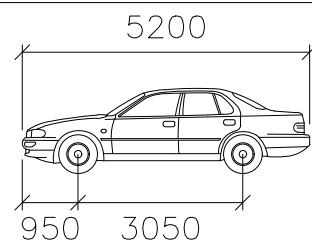
DRAWN: FC CHECKED: FC DATE: 01/07/26

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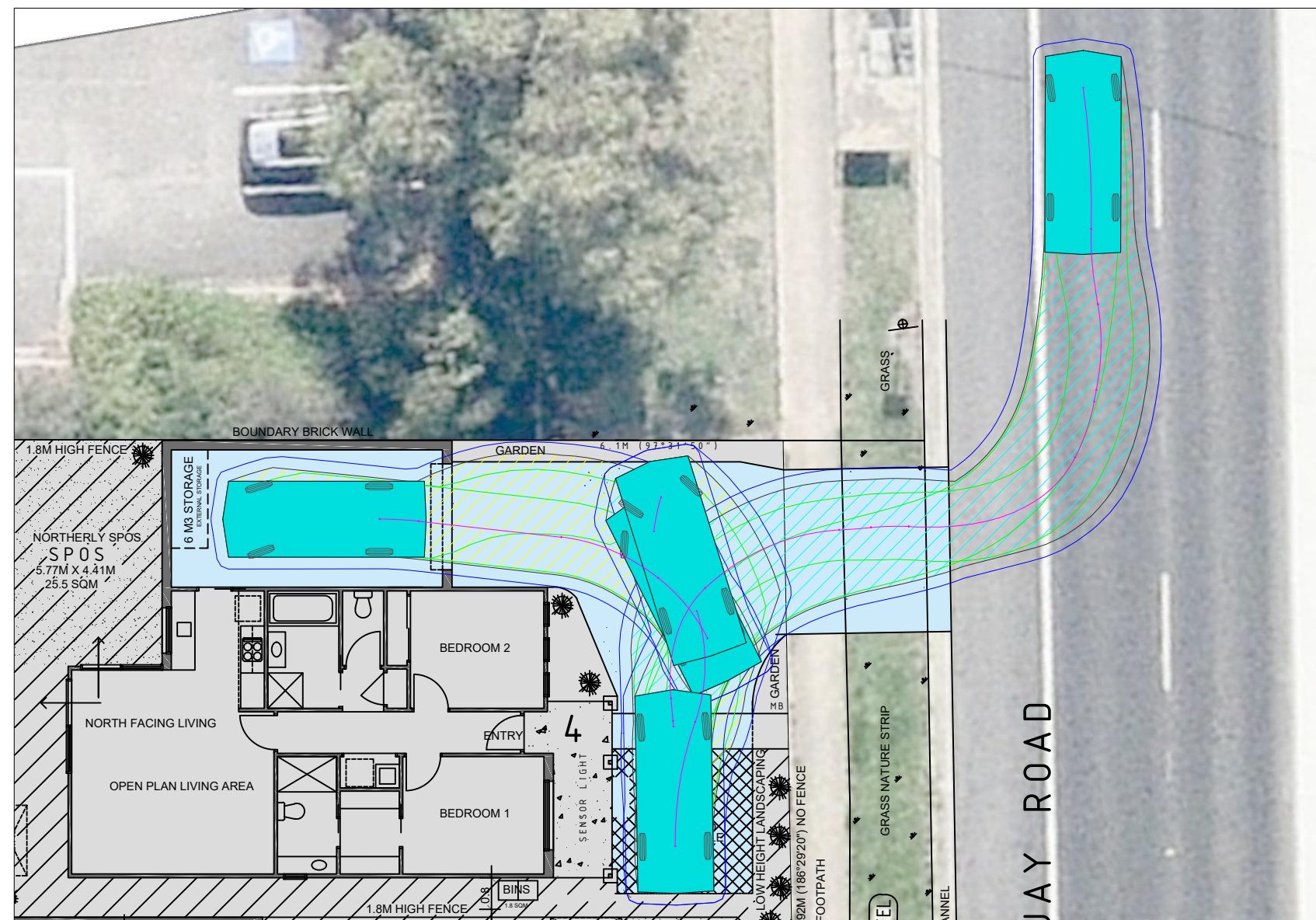
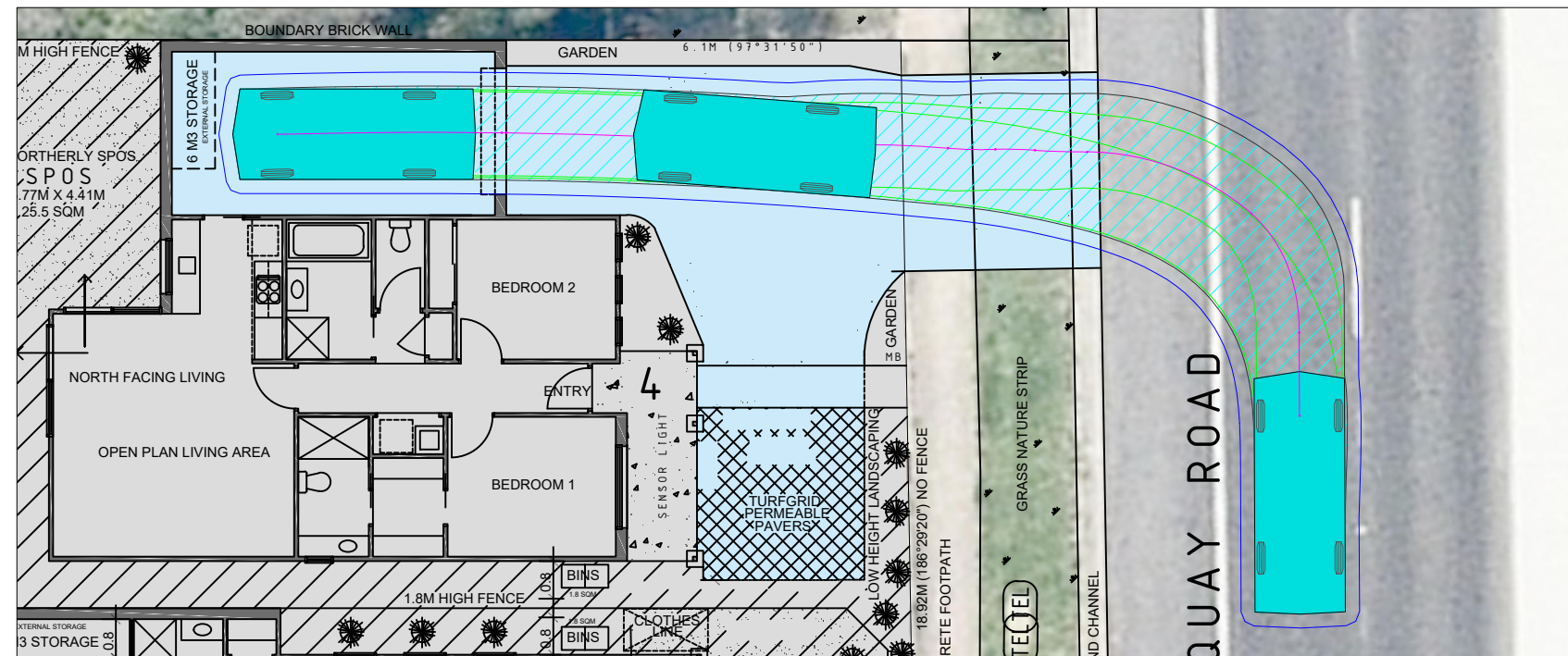
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B99

mm

Width	:	1940
Track	:	1840
Lock to Lock Time	:	4.0
Steering Angle	:	33.9
Vehicle Body	:	
Wheel Path	:	
300mm Clearance	:	
Forward Movement	:	
Reverse Movement	:	



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ARCHITECT

[illegible]

CLIENT

- |

SCALE

1:150 @ A3

PROJECT

267 Torquay Rd, Grovedale VIC

DRAWING TITLE

B99 Vehicle Swept Paths

PROJECT NO:

DRAWN: FC CHECKED: FC DATE: 01/07/26

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INFR \

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ATTACHMENT 2

Accessway & Passing Area

DO NOT SCALE. WRITTEN DIMENSIONS TAKE PRECEDENCE
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AREA

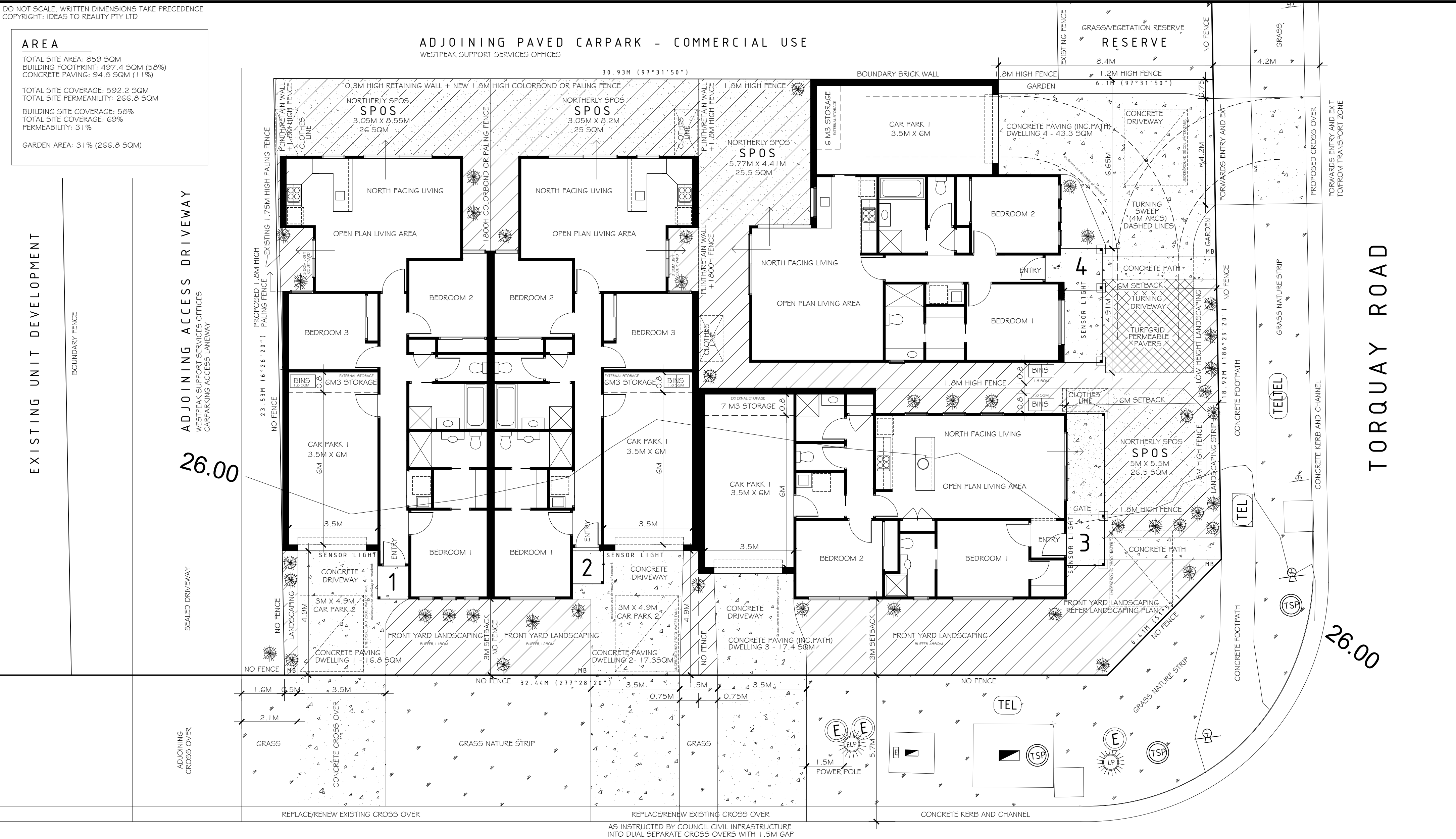
TOTAL SITE AREA: 859 SQM
BUILDING FOOTPRINT: 497.4 SQM (58%)
CONCRETE PAVING: 94.8 SQM (11%)

TOTAL SITE COVERAGE: 592.2 SQM
TOTAL SITE PERMEABILITY: 266.8 SQM

BUILDING SITE COVERAGE: 58%
TOTAL SITE COVERAGE: 69%
PERMEABILITY: 31%

GARDEN AREA: 31% (266.8 SQM)

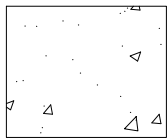
ADJOINING PAVED CARPARK - COMMERCIAL USE
WESTPEAK SUPPORT SERVICES OFFICES



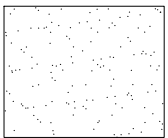
Site Context Plan

REFER SITE PLAN AND SURVEY FOR ALL OTHER DETAIL

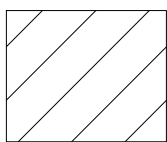
FELIX STREET



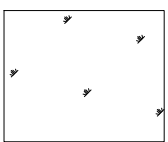
CONCRETE PAVED



SECLUDED PRIVATE OPEN SPACE



GARDEN AREA



NATURE STRIP

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	SHEET: SITE CONTEXT PLAN		DATE: 15/05/2026	AMMENDMENT: COUNCIL RFI / CHANGES	A2 SHEET SIZE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au
	FOR: [REDACTED]		26/06/2026	UNIT 4 CROSS OVER CHANGE		
AT: 267 TORQUAY RD, GROVEDALE, VICTORIA	SCALES: 1:100	CHECKED: JW	DATE: 01-02-2026			
	JOB No.	SOIL CLASS:	SHEET No. 4 OF 14			