PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Briody Drive West Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme

Approval Number: 15/0446
Date: 7/12/2017 Sheet No: 1 of 3

Digitally Signed by the Responsible Authority
Bill Cathcart

THIS IS NOT A BUILDING APPROVAL

DEVELOPMENT PLAN (NEW LAYOUT)
BRIODY DRIVE - WEST
TORQUAY

NOTE:
SECTION 1 & 2 USES THAT ARE PERMISSIBLE WITHIN THE ZONE WILL BE CONSIDERED ON THEIR MERITS.

LEGEND

RESIDENTIAL DENSITIES
HIGHER DENSITY (350m²)
2.45Ha / 28.5 Lots per Ha / 70 lots
STANDARD DENSITY (450m²)
1.83 Ha / 22.2 Lots per Ha / 404 lots
MULTI-UNIT SITE

NOTE:
WHERE THE TREE PROTECTION ZONE ENCROACHES INTO RESIDENTIAL LOTS A BUILDING RESTRICTION SHALL BE APPLIED.

ROAD NETWORK
ACCESS STREET LEVEL 2
16m WIDE ROAD RESERVE
14.5m WIDE ROAD RESERVE
11.5m WIDE ROAD RESERVE

OPEN SPACE / DRAINAGE
ENCUMBERED OPEN SPACE
UNENCUMBERED OPEN SPACE
CENTRELINE OF CREEK

TREES IN LARGE PATCHES
TREE WITH TREE PROTECTION ZONE

OTHER
POTENTIAL FUTURE BUS ROUTE
2.5m WIDE SHARED PATH
DIRECTION TO SCHOOLS & COMMUNITY FACILITIES
EXISTING TITLE BOUNDARIES
FENCE PROVISIONS

ST. THERESE CATHOLIC PRIMARY SCHOOL
(P-6)

145.3m
24.9m
15m

KNOWN POTENTIAL BUSH FIRE INTERFACE ISSUE TO BE ADDRESSED AT DETAILED DESIGN

8847m²

11254m²

GROSSMANS ROAD IS ZONED LDRZ
THIS PROPERTY CANNOT BE USED OR DEVELOPED FOR URBAN PURPOSES UNTIL IT HAS BEEN REZONED

5749m²

2823m²

18.23 Ha / 22.2 Lots per Ha / 404 lots

7.5m Wide Reserve
Rural post and rail fence to be provided between Reserve and Road Reserve

4924m²

3913m²

145.3m
24.9m
15m

2.5m Wide Shared Path
DIRECTION TO SCHOOLS & COMMUNITY FACILITIES

NOTE:
WHERE THE TREE PROTECTION ZONE ENCROACHES INTO RESIDENTIAL LOTS A BUILDING RESTRICTION SHALL BE APPLIED.

51 LITTLE FYANS STREET, P.O. BOX 919, GEELONG 3220
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ST. QUENTIN
Surveyors - Town Planners - Engineers

DRAWN CM
DRAWING REF 9827
LEVEL DATUM -
DRAWN DATE 30/11/2017
VERSION 23 SCALE 1 : 4000 A3