



Legend

-  Existing Native Trees with Tree Protection Zone
Refer: 'Vegetation of Briody Drive, Torquay West'
Mark Trengove Ecological Services, November 2013.
-  Existing Patch of Native Vegetation.
Refer: 'Vegetation of Briody Drive, Torquay West'
Mark Trengove Ecological Services, November 2013.
-  Street trees (indicative locations).
-  Reserve seating.
Nominal location indicated.
-  Reserve trees (nominal locations).
(Refer LMP2)
-  Existing Reserve Trees to be retained
(approx. locations taken from aerial image).
(Subject to Ecological & Arboricultural Assessment)
-  Potential concrete shared path (2.5m wide).
-  Existing shared path (2.5m wide).
-  Existing Road Reserves.
-  Drinking fountain.
Nominal location indicated.
-  Directional signage.
-  Existing title boundaries
-  Access Street Level 2- 20m wide (Refer Section 1/LMP2)
Refer: Road Network Plan, Briody Drive-West Torquay
St. Quentin Consulting, Drawing Ref: 9827, 19/06/2017.
-  Road Reserve-16m wide (Refer Section 2&3/LMP2)
Refer: Road Network Plan, Briody Drive-West Torquay
St. Quentin Consulting, Drawing Ref: 9827, 19/06/2017.
-  Road Reserve-14.5m wide (Refer Section 4/LMP2)
Refer: Road Network Plan, Briody Drive-West Torquay
St. Quentin Consulting, Drawing Ref: 9827, 19/06/2017.
-  Road Reserve-11.5m wide (Refer Section 5/LMP2)
Refer: Road Network Plan, Briody Drive-West Torquay
St. Quentin Consulting, Drawing Ref: 9827, 19/06/2017.
-  Basin Reserve.
Refer: Road Network Plan, Briody Drive-West Torquay
St. Quentin Consulting, Drawing Ref: 9827, 16/10/2014.
-  Open Space
Refer: Road Network Plan, Briody Drive-West Torquay
St. Quentin Consulting, Drawing Ref: 9827, 16/10/2014.

Street Trees



Acacia implexa (Lightwood) Acacia melanoxylon (Blackwood) Banksia marginata (Silver Banksia) Eucalyptus leucocylon 'Euky Dwarf' Eucalyptus obliqua (Messmate)

NO.	ISSUE	DATE
01	Issued to Council	30.11.2016
02	Issued to Council	21.06.2017
03	Issued to Council	05.12.2017

Client
St. Quentin Consulting

Project
Briody Drive - West
Torquay
landscape masterplan



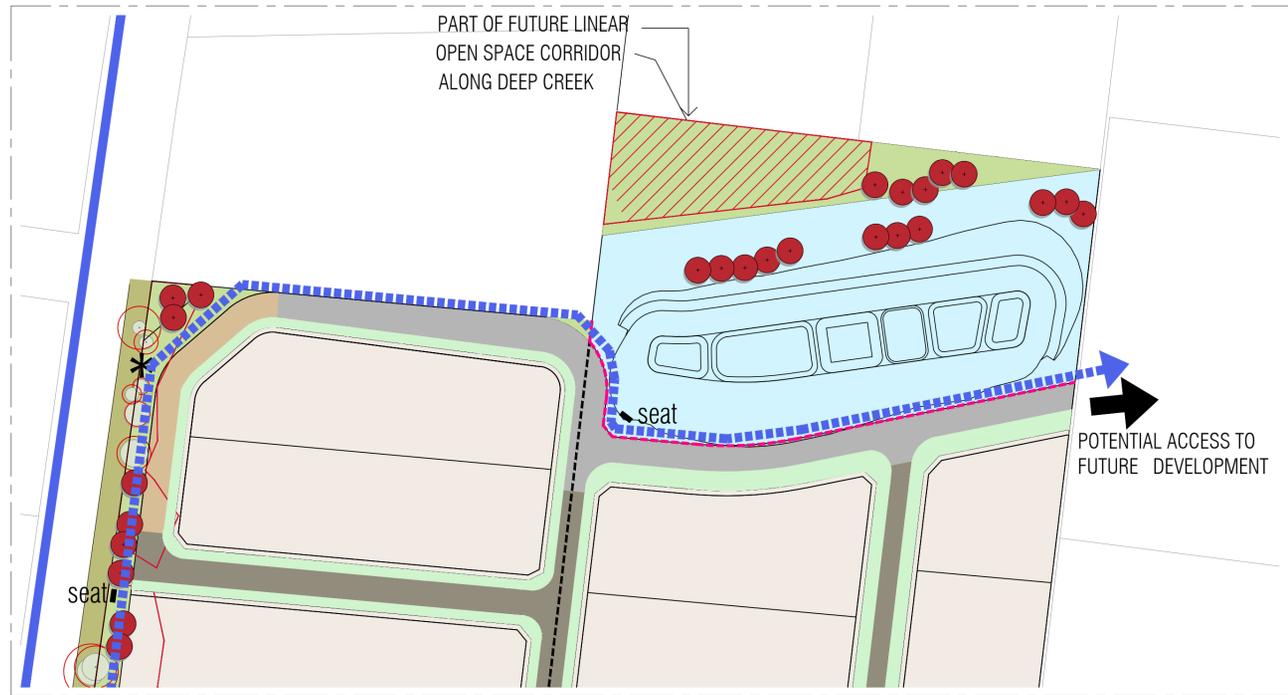
Designed G.M. Date 05.12.2017
Drawn d & E.J. Project No. 2807
Checked G.W. Drawing No. LVP1-03

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

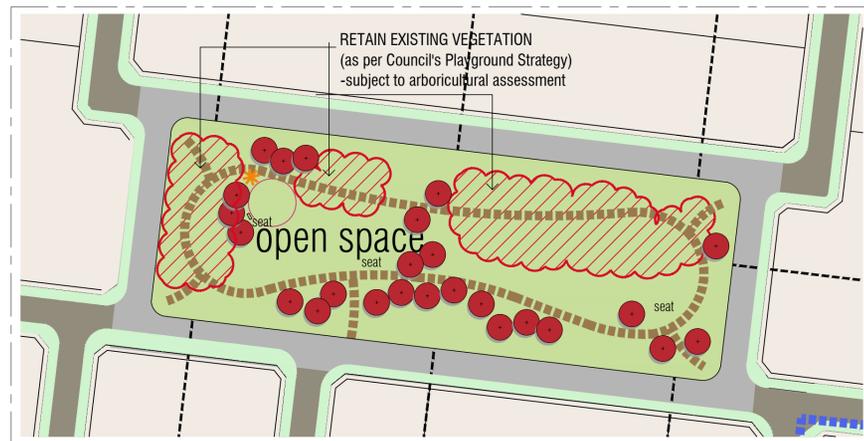
Approval Number: 15/0446
Date: 7/12/2017, Sheet No. 1 of 2

Digitally Signed by the Responsible Authority
Bill Cathcart

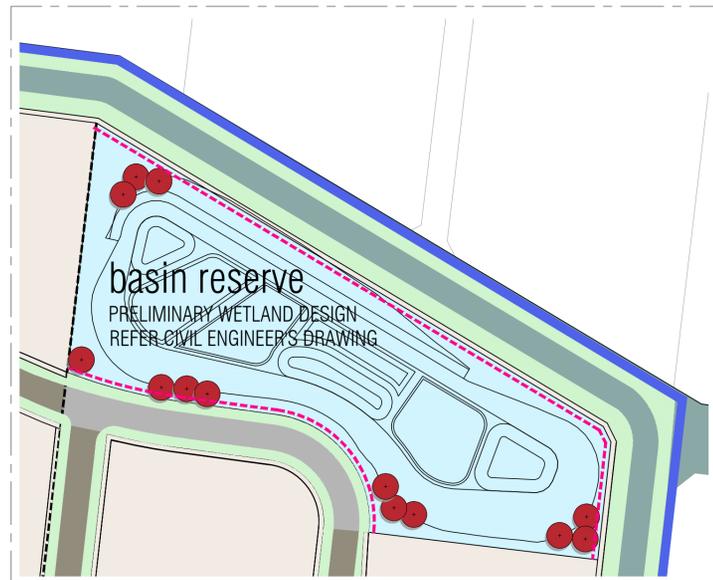
THIS IS NOT A BUILDING APPROVAL



Open Space & Basin Reserve
scale 1:1500 @ A1



Open Space Reserve
scale 1:1500 @ A1

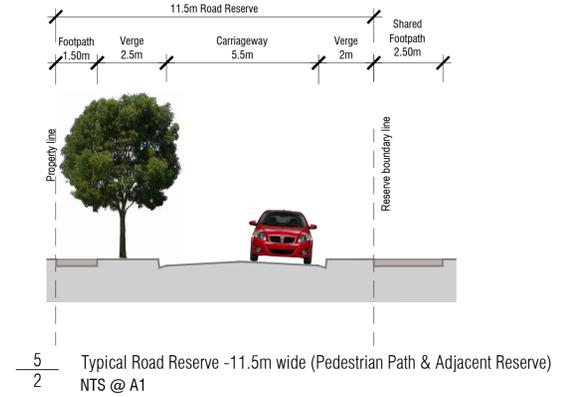
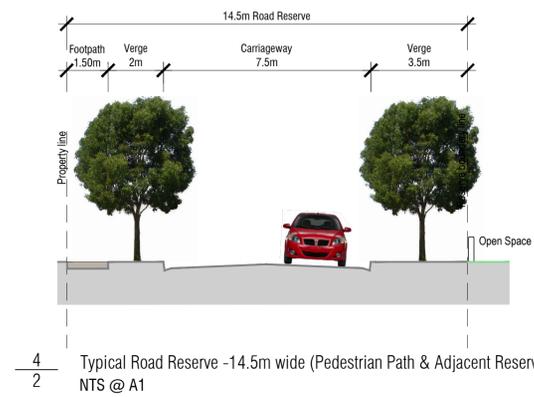
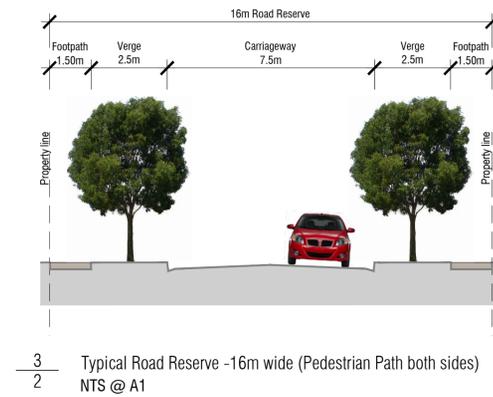
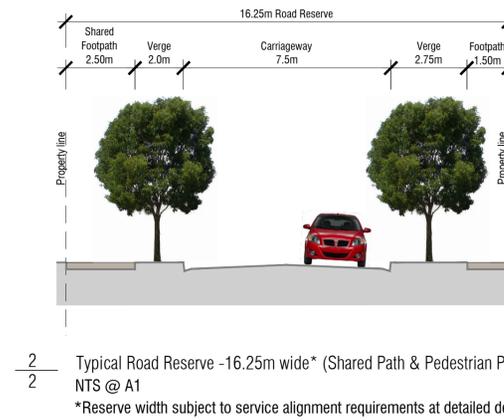
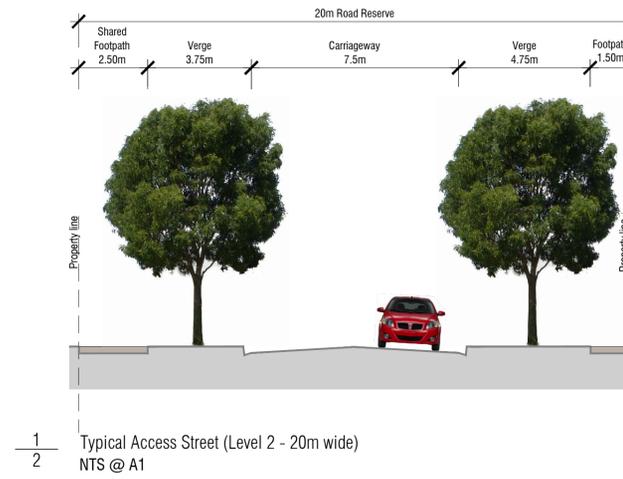


Basin Reserve
scale 1:1500 @ A1

Legend

- Existing Native Trees with Tree Protection Zone Refer: 'Vegetation of Briody Drive, Torquay West' Mark Trengove Ecological Services, November 2013.
- Existing Native Trees in large patches. Refer: 'Vegetation of Briody Drive, Torquay West' Mark Trengove Ecological Services, November 2013.
- Reserve trees (nominal locations).

	Acacia implexa	Lightwood	6 x 4
	Acacia melanoxylon	Blackwood	7 x 4
	Allocastraria verticillata	Drooping She Oak	8 x 5
	Banksia marginata, tree form	Silver Banksia	4 x 3
	Eucalyptus leucoxylo 'Euky Dwarf'		6 x 5
	Eucalyptus obliqua	Messmate	10 x 6
	Melaleuca lanceolata	Moonah	5 x 4
- * Trade marked grafted variety only
- Existing Reserve Trees to be retained. (Subject to Ecological & Arboricultural Assessment)
- Potential concrete shared path (2.5m wide).
- Existing shared path (2.5m wide).
- Existing Road Reserves.
- Existing title boundaries. Directional signage.
- Picnic Area. Provide picnic facilities for one group, rubbish bin, bike rack. Nominal location indicated.
- Reserve seating. Nominal location indicated.
- Local (Neighbourhood) Playground. Provide play equipment for two age groups, 3-8yrs minimum in accordance with Council's Playground Strategy, April 2011. Nominal location indicated.
- Reserve shared path (indicative only).
- Basin Reserve barriers (including maintenance access provisions) in accordance with Council's requirements.
- Basin Reserve. Access, fencing and other landscape details in relation to the basins are to be provided via the planning permit process
- Access Street Level 2 - 20m wide
- Road Reserve 11.5m wide
- Road Reserve -16m wide
- Road Reserve -14.5m wide



Reserve Trees



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Torquay
landscape masterplan



Designed G.M. Date 05.12.2017
Drawn cl & EJ Project No. 2807

Checked by ENVIRONMENT ACT 1992
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: 2 of 2
Digitally Signed by the Responsible Authority
Bill Cathcart
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