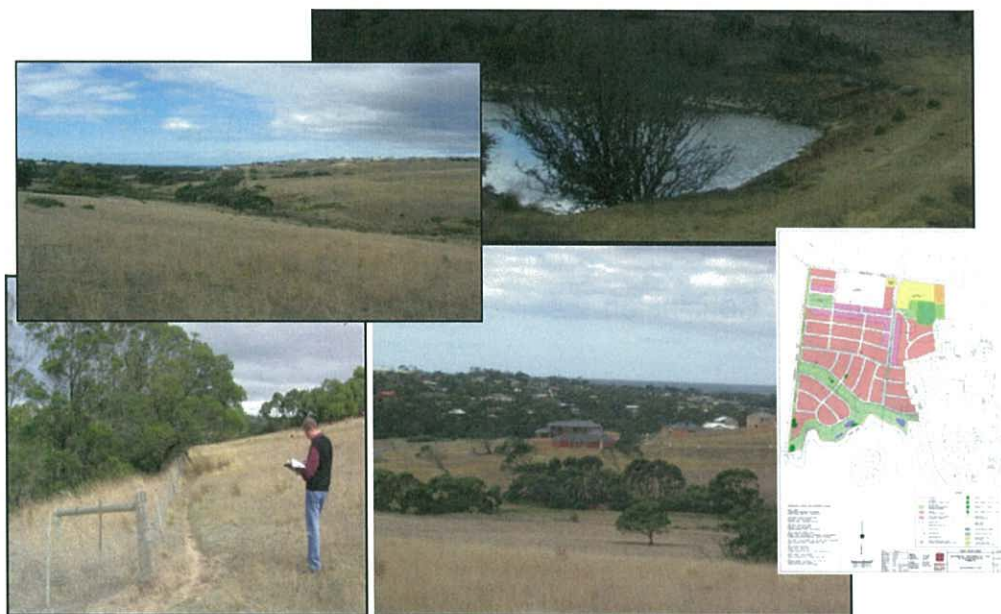


DEVELOPMENT PLAN SUBMISSION



In accordance with
SCHEDULE 5 OF THE DEVELOPMENT PLAN OVERLAY
SURF COAST SHIRE PLANNING SCHEME

35 Duffields Road, Torquay (Lot 1 on TP119716)
65 Grossmans Road, Torquay (Lot B on PS534262)
115 Grossmans Road, Torquay (Lot 1 on TP813405)
109 Beach Road, Torquay (Lot A on PS524912)
17 Attunga Drive, Torquay (Lot A on PS521102)
7 Attunga Drive, Torquay (Lot A PS500577)

Prepared By:
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Mornington, Vic 3931
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Fax: 5975 3919

On behalf of Ironbridge Holdings Pty Ltd.
March 2008

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CONTEXT

Watsons Pty Ltd was engaged by Ironbridge Holdings Pty Ltd to prepare a Development Plan submission for an area of predominately vacant grazing grassland and scrub covering 57 hectares in an area west of the town centre of Torquay known as Torquay West. The 57 hectare site comprises six adjoining properties; 35 Duffields Road, Torquay; 115 Grossmans Road, Torquay; 65 Grossmans Road, Torquay; 109 Beach Road, Torquay; 17 Attunga Drive, Torquay and 7 Attunga Drive, Torquay.

A Development Plan is a written report and plan that provides a general outline of the way land is intended to be developed and ensures that any future use and development of the land is carried out in accordance with the plan.

This written submission in conjunction with the Development Plan has been prepared to address the requirements of Schedule 5 to the Development Plan Overlay (DPO5) of the Surf Coast Shire Planning Scheme. Schedule 5 to the Development Plan Overlay (DPO5) – Duffields Road East Residential Precinct, establishes specific provisions for the future development of the site, such as requirements for a Development Plan layout, extensive heritage and flora and fauna investigations.

This Development Plan designates proposed residential areas and other main land uses, collector and arterial street layouts and the location of community facilities and public open space for a comprehensively planned development of land.

This Development Plan will form the framework for more detailed planning at the subdivision and permit application stages. This detail may vary the Development Plan provided it does not change its general intent.



SUBJECT LAND

The subject site is located within the western growth corridor of the Torquay West study area which lies directly west of the Surf Coast Highway, between Grossmans Road to the north, the Great Ocean Road to the South and Duffields Road to the west.

The Torquay West area incorporates approximately 161.5 hectares. The land comprising this Development Plan covers 57 hectares of the 161.5 hectares of the overall Torquay West area and includes the following six (6) parcels/ lots:

- 35 Duffields Road, Torquay (Lot 1 on TP119716);
- 115 Grossmans Road, Torquay (Lot 1 on TP813405);
- 65 Grossmans Road, Torquay (Lot B on PS534262);
- 109 Beach Road, Torquay (Lot A on PS524912);
- 17 Attunga Drive, Torquay (Lot A on PS521102) and
- 7 Attunga Drive, Torquay (Lot A PS500577).

Lot 1 on Title Plan 119716E (35 Duffields Road) is the largest single property being 32.43ha of grazing land and includes two creek environs. Lot 1 on TP813405 (115 Grossmans Road) is a much smaller lot of 3.32ha comprising a residential dwelling and paddock land with frontage to both Grossmans Road and Duffields Road. Lot B on PS534262 (65 Grossmans Road) is 16.67ha of vacant scrub and grazing land separated from the existing recent residential subdivision to the east by Lot A on PS524921 (109 Beach Road) a 6906 sq m narrow strip of vacant scrub land with direct frontage to Beach Road which connects to the existing residential subdivision to the east by roads Fishos Drive, Pyke Crescent and Yateman Boulevard. The two remaining lots being Lot A on PS500577 and Lot A on PS521102 are 2.508ha and 1.089ha in area respectively. Both lots as for the majority of

the subject site are vacant areas of scrub and grassland. These lots which comprise the subject site or Development Plan area are identified below in figure 1.

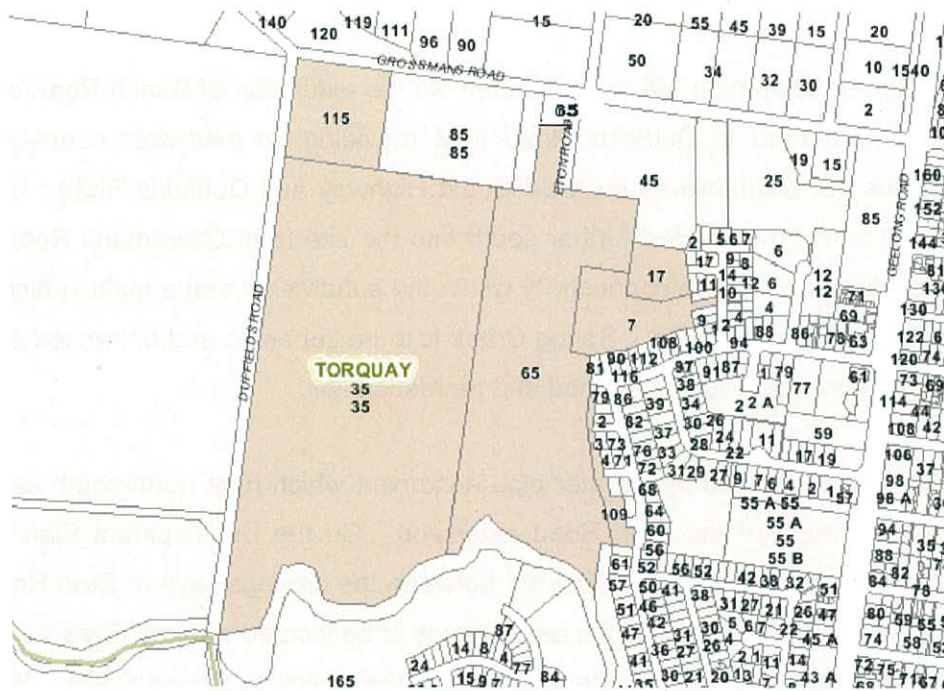


Figure 1 - Subject site highlighted.

The subject site is currently accessed via Duffields Road on the western boundary, Beach Road on the eastern boundary and via Eton Road, located off Grossmans Road on the northern boundary. There is no vehicular access or connection across Spring Creek on the southern boundary. The land is primarily rolling grazing land. Lot 1 on TP119716E (35 Duffields Road) is dissected by a small drainage creek whilst the southern boundary is marked by the more significant wetland of the Spring Creek Valley which continues eastwards along the southern boundary of Lot B on PS534262Q (65 Grossmans Road). A flora and fauna assessment carried out by ecological consultants ERM and Biosis determined the majority of slopes of the valley are cleared (historically) with significant vegetation remains along the creek and along the Duffields Road reserve. An aboriginal representative and Heritage Consultants have carried out a study of the site and found minor heritage (indigenous) artefacts. Further testing is required in accordance with the recommendations of the Consultants reports, the Development Plan Overlay Schedule 5 and the Aboriginal Heritage Act 2006.

The site contains high points which provide views of the ocean and surrounding landscape. Levels across the site whilst being significant in areas are not greater than 30% and should not prohibit development with careful planning.

Future development will be connected via the extension of Beach Road as a distributor road to Duffields Road thus providing an east-west connection across the site between the Surf Coast Highway and Duffields Road. Eton Road is to be extended further south into the site from Grossmans Road to provide north – south connectivity within the subdivision and a main vehicular access to Spring Creek. Spring Creek is to be set-aside and enhanced as a public accessible environmental and recreation link.

The site is affected by a water pipe easement which runs north-south along the alignment of the Eton Road extension. On the Development Plan the easement is predominately located between the carriageways of Eton Road. At the end of the roadway the easement is to be located within a Reserve link between dwellings to provide a shared pathway link to Spring Creek. With the exception of roadway and landscaping no works or development is to occur over land affected by this easement.

VISION

To develop a socially, economically and environmentally sustainable community that provides a high standard of amenity for future residents.

The Vision will be developed in accordance with the following urban design and planning objectives:

- To provide a 'walkable' and 'permeable' urban form of excellent design;
- To create a neighbourhood less reliant on private transport because public transport is available and easy to use, and there are safe and attractive spaces for walking and cycling;
- To provide a range of lot sizes and densities to provide a range of housing options;
- To create a new residential community that can integrate with proposed surrounding communities and their facilities;
- To create an environmentally sustainable design that minimises non-renewal energy use and enhances environmental assets;
- To provide opportunities for a range of innovative dwellings that respond to site opportunities such as solar orientation, relationship to open space and that contribute to a safe living environment;
- To provide quality, safe and visually appealing areas of public open space and streetscapes;
- To ensure connectivity of vehicle, pedestrian and bicycle movements within the site and to key local destinations;
- To ensure the design of the local road network minimises vehicle speed and encourages increased pedestrian and bicycle movements;
- To minimise the effects of storm water run-off and utilise water sensitive urban design techniques where possible to manage



water flows and quality;

- To create a sense of space that provides a community identify and enables social interaction within the development and the wider community through open space linkages, public space usage and local commercial activity

PLANNING POLICY AND CONTROLS

In considering in whether or not to approve or amend a Development Plan the Responsible Authority must consider the requirements of Schedule 5 of the Development Plan Overlay, the State and Local Planning Policy Frameworks. Schedule 5 of the Development Plan Overlay states that the Development Plan should generally be in accordance with the Torquay/ Jan Juc Structure Plan 2007.

REQUIREMENTS FOR DEVELOPMENT PLAN

The Development Plan satisfies all requirements of Schedule 5 to the Development Plan Overlay, these are listed in Section 3.0 of the schedule, and is generally in accordance with the Torquay/Jan Juc Structure Plan 2007 as described below in text and diagram form and identified on the Development Plan.

Overall the Development Plan is a comprehensively planned subdivision for the whole amendment site area with public open space, pedestrian, road and proposed public transport links between development and subdivision within the Development Plan area and the existing adjoining and surrounding residential development. The road layout of the subdivision continues the extension of both Beach Road through the centre of the site and Eton Road to provide east – west and north –south connectivity internally and from outside the subdivision.

The design and layout of the Development Plan has been influenced and led by the retention and protection of the Spring Creek, the layout of a main collector road running east- west from the Surf Highway, the water pipe easement running north – south, incorporated as an extension of

Eton Road, and other encumbered land affected by significant vegetation or being flood prone.



Plate 1- Residential development (located in background) adjoining the east of the subject site.

From conceptual stage the Development Plan and future development has been designed in consultation with Council with the objective of implementing an integrated and comprehensively planned residential subdivision with connecting local distributor roads and flowing areas of unencumbered public open space not hindered by landownership and linked by pedestrian paths and bike trails.

The Development Plan creates a high quality designed residential subdivision with interspersed areas of attractive landscaped public open space with informal and formal amenity areas. This includes the protection and enhancement of the Spring Creek Environ to form an environmental and recreation link through the subject site which connects to the existing neighbourhood network. Connecting wide local distributor roads provides good connectivity of vehicle, pedestrian and bicycle movements within the site and to key local destinations including amenities and services and will enable the site to be served by public transport services.

Assessment against DPO Schedule

The Development Plan has been designed to implement all requirements of the Schedule to the Development Plan Overlay providing for:

Land Use

The Development Plan proposes predominately residential land use with well connected areas of public open space and significant areas of protected conservation.

Overall density across the development plan area will not be less than 10 units/ per hectare and in areas designated for medium density development, a density in the order of no less than 15 dwellings per hectare will be provided. The Development Plan indicates density/coverage across the 57ha Development Plan area.

Medium density areas are designed to ensure they are in close proximity to open space areas, future bus routes and the primary schools on Grossmans Road. The Development Plan locates medium density housing in the north west area of the Development Plan adjacent to the local neighbourhood park.

The Development Plan identifies the street network pattern which connects with the existing residential development adjoining to the east of the subject site and connecting to Beach Road. The Development Plan shows the extension of Beach Road through to Duffields Road on the western boundary where a new road junction and access is to be constructed. The Development Plan identifies pedestrian walkways and cycle trails which connect to the adjacent development area and provide a recreation link through the Spring Creek environ.

The Development Plan includes for the potential siting of a convenience shop. The chosen location is close to the Neighbourhood Park and medium density areas within the subdivision and is a good easily accessible location for both pedestrian and car users being a short distance from both the main collector road and Eton Road.

Lot size and layout

The Development Plan layout has been designed to retain and protect significant areas of conservation, for example the Spring Creek environs, whilst arranging the surrounding available land into a grid layout that provides residential cells with the potential to provide a range of lot sizes that will have good solar orientation. As indicated on the Development Plan lot density is to be not less than 10 units per hectare in conventional residential areas and not less than 15 dwellings per hectare in medium density nodes.

The Development Plan does not restrict dwelling type or size but provides the opportunity at the subdivision and development planning permit stages to enable a diversity of dwelling types and sizes to be provided.

The Development Plan is designed to enable dwellings to front the local neighbourhood park, Spring Creek Public Open Space, Recreation Areas and Tree Reserves to provide surveillance, security and higher amenity standards for residents and visitors to the site.

The western boundary of the site abuts Duffields Road for a distance of approximately 1045m. Between the future residential lots and Duffields Road a 12m wide tree reserve is proposed. Along the majority of the tree reserve, approximately 75% of its total length, lots will either directly front the tree reserve or lots will front a road which immediately abuts the tree reserve. Solid fencing (defined as fencing less than 30 per cent translucent) is prohibited where lots immediately front the tree reserve or where lots front a road that abuts the tree reserve. Further in these areas the maximum fence height should be no greater than 1.2m in height. However, where lots have side and/or rear boundaries abutting the tree reserve, (this is expected to account for approximately 25% of the tree reserve length), solid fencing will be permitted to a maximum height of 1.79m to provide security and amenity for residents.

The Development Plan and future subdivision plans will not propose any lot to achieve direct access off Duffields Road.

Flora, fauna and open space

Two flora and fauna assessments were carried out on the subject site; ERM Consultants (Report 0048175/19May2006) carried out the assessment for Lot 1 on TP119716E (35 Duffields Rd) & Lot 1 on TP813405C (115 Grossmans Rd) (the western area of the site) and Biosis (March 2004) carried out the assessment for Lot B on PS534262Q (65 Grossmans Rd) & Lot A on PS524912H (109 Beach Rd) the eastern area of the site.

These reports assessed the vegetation coverage including the quality of the species inhabiting the site, the threats and impacts on flora and fauna, conservation status and the protection, policies and legislation in place. Both reports find that the site contains modified vegetation with elements of the original vegetation type EVC 175: Grassy Woodland. ERM Consultants assessment indicates that the study site area contains sufficient elements that two habitat zones (as shown on Figure 2 below) exist in addition to several mature trees within an area of scattered indigenous trees. The Biosis report does not find any habitat zones on the eastern half of the subject site.

No assessment of the site finds any flora or fauna species listed on State Advisory Lists or the Commonwealth EPBC Act. The Biosis report which assess the eastern half of the site including Lot B on PS534262Q (65 Grossmans Rd) & Lot A on PS524912H (109 Beach Rd) indicates that *Eucalyptus leucoxylon subsp. bellarinensis* (Bellarine Yellow Gum) is found inside and on the boundaries of the site within the Spring Creek valley. This species is listed as threatened under the Flora and Fauna Guarantee Act 1988.

Notably, the site contains an open stand of mature indigenous eucalypts that is likely to act as a wildlife linkage between Spring Creek and Duffields Road vegetation. The overall site also contains some attributes that provide suitable foraging, roosting and nesting resources for some fauna species.

The Development Plan proposes the retention and protection of the two designated habitat zones, as recommended in the ERM Report. These areas shown in Figure 2 and on the Development Plan are to be incorporated into areas of public open space and will provide a high quality mature landscape feature for the site.



Figure 2

The Development Plan identifies a stand of native and regenerating Eucalypts in the south-west corner of the site which are to be removed to

enable future residential development. The assessment finds that the species of Eucalypts are relatively young and are not likely to provide nesting habitat for native vertebrate fauna at this stage in their development. The understorey vegetation of this small group of Eucalypts is also heavily degraded. The ground layer is dominated by exotic pasture grasses and environmental weeds. It is modified beyond the standard that DSE would consider necessary to qualify as a remnant patch of vegetation. Removal of this stand of Eucalypts (and any other native vegetation) requires the developer to take into account the principles of 'Victoria's Native Vegetation Management – a Framework for Action' and to offset vegetation removal in accordance with DSE/ the Responsible Authorities requirements. Potential offset locations could be the Regional Biosite 1358: Duffields Road (currently maintained by the Surf Coast Shire Council) and the Endangered EVC 175: Grassy Woodland located adjacent to Spring Creek).

It should be noted that all remnant patches that qualify as endangered Ecological Vegetation Classes, for example Habitat Zone 1, are being retained in Reserves within the proposed development, and as part of wildlife corridors that connect Spring Creek to the Duffields Road Reserve.



Plate 2 : Habitat Zone 1

Additionally, the Spring Creek corridor intersects with a State Biosite (Biosite 787) to the west of the property.

In accordance with '*Victoria's Native Vegetation Management- A Framework for Action*' and the recommendations of the flora and fauna reports a Net Gain Assessment and Offset Management Plan will be required and be approved by the Responsible Authority before any future native vegetation is removed on the site.

The Development Plan identifies the Spring Creek and the drainage line/tributary. As shown on the Development Plan, Spring Creek is to be protected by a 30 metre environmental corridor and will include public access with pedestrian walkways. A recreation link is to be created to connect with the adjoining residential areas to the east. The drainage line or tributary that feeds Spring Creek and only found in the western part of the Development Plan, is to be retained and protected within a Drainage Reserve.



Plate 3 : 12m vegetation/ plantation reserve on east side of Duffields Road

The Development Plan proposes the creation of a 12m vegetation/plantation reserve along the length of Duffields Road with the exception of the immediate area of the Duffields Road/ local connector road junction. This reserve will comprise of retained mature indigenous gum trees which line the Duffield Road frontage and are an existing high quality landscape feature.

The public areas described above comprise part of a total of approximately 11.5ha of public open space across the whole development plan site. The public open space areas are well related to the whole area of the Development Plan and accessible to residents and visitors by good quality pedestrian and recreation links that connect to the street network and adjacent residential development.

A local neighbourhood park no less than 1 hectare is provided in the north west area of the Development Plan. This location has been chosen as it equalises the walking distance for residents in accessing a public area for passive recreation when considering the whole amendment site and the location of other areas of Public Open Space. This Neighbourhood Park is well related to the proposed potential medium density residential areas and furthermore in comparison with the majority of the site is a location much less encumbered by slope/ topography, being predominately flat. In accordance with Clause 56.05 of the Surf Coast Planning Scheme the areas of public open space to be provided will enable all dwellings to be within a 500m walking distance of a local park.

The location of the Neighbourhood Park provides significant views out to the surrounding area including the foreshore for the amenity and enjoyment of more people.

Archaeological Field Study

In accordance with the Aboriginal Heritage Act 2006 a Cultural Heritage Management Plan will be prepared and lodged with Aboriginal Affairs for Victoria and the Wauthaurong Aboriginal Co-operative.

Two archaeological field studies were previously carried out on the subject site prior to the Aboriginal Heritage Act 2006 coming into effect on 28th May 2007. ERM Consultants (0048110/19December2006) carried out a study on Lot 1 on TP119716E (35 Duffields Rd) & Lot 1 on TP813405C (115 Grossmans Rd) and Terra Culture (March 2004) carried out a similar study for Lot B on PS534262Q (65 Grossmans Rd), Lot A on PS524912H (109 Beach Rd) and the balance of the site.



Figure 3 – Aboriginal studies

The findings of the ERM field assessment for Lot 1 on TP119716E (35 Duffields Rd) & Lot 1 on TP813405C (115 Grossmans Rd) are; five new

aboriginal archaeological sites, three of which are located within the drainage line. The archaeological field study recommends, if possible, not impacting these sites and locating public open space in these areas. Three of the five sites identified by the heritage consultant are to be incorporated into public open space areas.

In accordance with ERM consultant's recommendation and in coordination with the Wauthaurong Aboriginal Co-operative sub surface testing will be carried out in the vicinity of the remaining two sites that will be impacted by the proposed development. This will determine the size and density of each of the sites Terra Culture's assessment (March 2004) for Lot B on PS534262Q (65 Grossmans Rd), Lot A on PS524912H (109 Beach Rd) and the balance of the eastern half of the property, indicates three aboriginal archaeological sites were identified on the site and further investigation should be carried out prior to the commencement of any development on the site.

Road and pathway network

The Development Plan provides efficient access through on road and off road pedestrian ways and bike paths to the Spring Creek and Drainage reserves, the adjoining residential estate and proposed public transport.

Shared pathways will be of adequate width and design to accommodate both pedestrian and cyclists safely without conflict. Surface treatment of pathways will be constructed with natural materials or other alternatives and suburban surfaces avoided for example asphalt, in accordance with the preferred character statement and recommendations of the Torquay Jan Juc Neighbourhood Character Study 2006.

A shared pathway is to connect Spring Creek to the school in Grossmans Road where it is safe and practical this will run along the water pipe easement, otherwise the shared pathway is to be located on the western side of the Eton Road extension carriageway.

Main or principle access to the Development Plan area is to be from the local connector road this being an extension of Beach Road which

connects to Duffields Road. This main connector road is shown on the Development Plan as a 20m wide road reserve with main entry points on the eastern and western boundaries.

Approximately 80 lots are proposed in the south west area of the subject site with a single access link, via a bridge across the Spring Creek drainage reserve. Residential lots typically generate about 10 vehicle trips each per day and therefore the 80 proposed lots will generate approximately 800 vehicle trips per day. That volume is well within the capacity of a typical "access street" (ie. 1000 to 2000 vehicles per day, as per Table C1 of the Planning Scheme). That means that the proposed road network is quite sufficient. We do, however, propose that the future subdivision plan for this area provides an opportunity for a second vehicular access for use in emergency situations (e.g. if there is a car crash on the bridge which prevents access to the residential area in the event of a simultaneous fire or medical emergency). The proposed loop road which runs parallel to Duffields Road could be readily connected (to Duffields Road) via a "drive through" gate or other similar facility.

Surf Coast Shire Council adopted in 2006 the Grossmans Rd Traffic Management Plan (GRTMP) for the school precinct which abuts the north east area of the subject land. Whilst this plan has been adopted a more recent Planning Scheme Amendment (C35), approved and adopted by Council in 2007, has provided further opportunities and overall improvements for the area including as part of the future subdivision the provision of an area of open space immediately abutting the existing southern boundary of the school precinct to be incorporated as part of the school grounds increasing its area. The adopted 2006 GRTMP identified long term improvements for the this area including an additional road fronting the school site in order to provide an additional pick up and drop off facility. In accordance with the general principles and objectives of the 2006 GRTMP the layout of the Development Plan has been designed to generally provide for these improvements. A road having frontage to the school and the open space is proposed together with a layby/ parallel parking area on the north side of the access road for pick up and drop off purposes.

In accordance with the improvements noted as part of the adopted 2006 GRTMP, parallel parking bays approximately 2.1m in width are to be provided on the western side of the Eton Road carriageway as identified on the Development Plan. A detailed survey of the Eton Road Reserve has found that the existing road reserve is sufficient to accommodate the 2.1m wide parallel parking bays whilst implementing minimum 3.5m wide through traffic lanes, a 2.5m wide shared pathway on the western side of the carriageway and on the eastern side retaining the existing parking bays and footpath.

The existing Eton Road Reserve is therefore of sufficient width and standard to accommodate these improvements without the requirement for private land/ land comprising the future residential subdivision as identified on the Development Plan

Future bus services will access the subject site from the Beach Road and Duffields Road entry points. Bus stops will be provided on the main connector road and an offsite bus stop located on Duffields Road or Grossmans Road, close to the north east area of the Development Plan. This will provide all residents with an easy walkable link to public transport to enable connection to other parts of the town and region.

The Development Plan shows the proposed local road network including details on main entry points, road reserve widths and on road and off road pedestrian/ bike path links and connection points. Road widths are reduced to 12.5 metre where development is one sided and the road reserve abuts public open space or Tree Reserve and vehicular access to lots is required. Roads being 8m in width are proposed in those areas abutting the Tree Reserve along Duffields Road where no access is to be provided from the road to lots and the road is to be utilised only for the turning purposes of service, emergency vehicles and visitors. The proposed network has been designed to provide safe and efficient movements around the development for pedestrians, cyclists and vehicles.

A landscaping theme for internal streets and roads will consist of indigenous and predominantly drought tolerant species which will complement the retained existing vegetation species and landscape

features and provide amenity benefits including shade cover over road reserves.

Servicing

Future dwellings will be connected to reticulated services including electricity, gas, water, Telstra and sewer laid underground and in shared trenches where possible within road reserves/ footpath in accordance with the detailed requirements of the responsible authority. It is proposed that services are generally to be extended across the site from the existing residential subdivision on the eastern boundary, westwards in development stages to be submitted at the time of a future permit application. There is no requirement in the Schedule to the Development Plan Overlay to identify staging of the Development Plan.

A stormwater management study has been carried out by 'Land and water Constructions'. The study proposes, subject to detailed engineering design and responsible authority approval, for treatment of stormwater prior to discharge into Spring Creek, via combined treatment trains which will consist of a sedimentation basin and rain garden (refer to Figure 4 below). The treatment trains meet best practice water quality objectives.

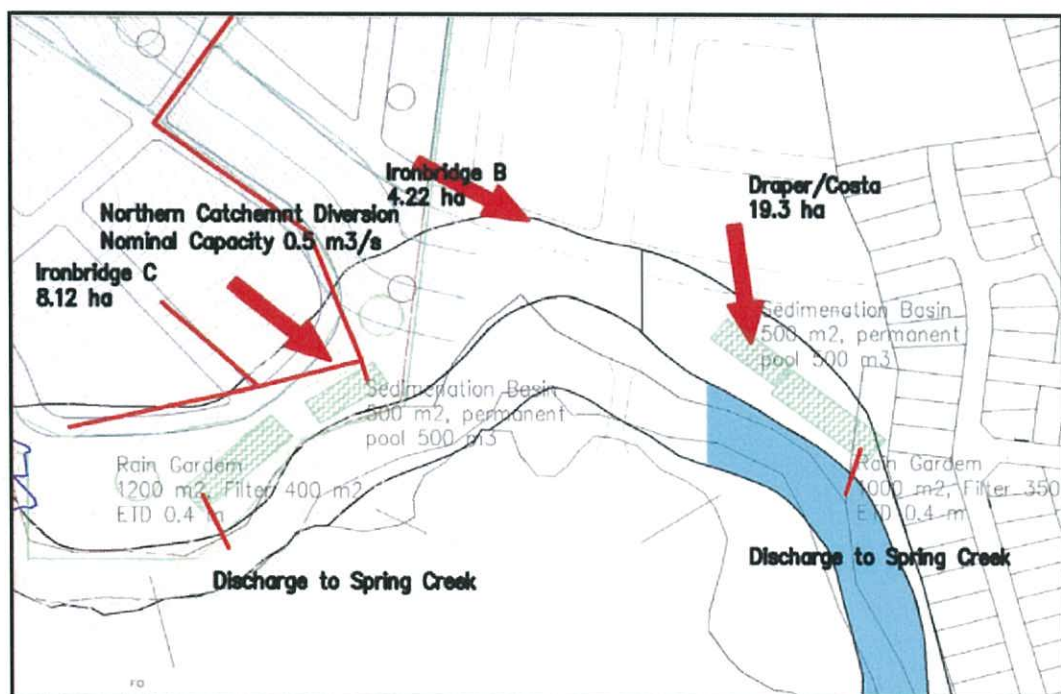


Figure 4

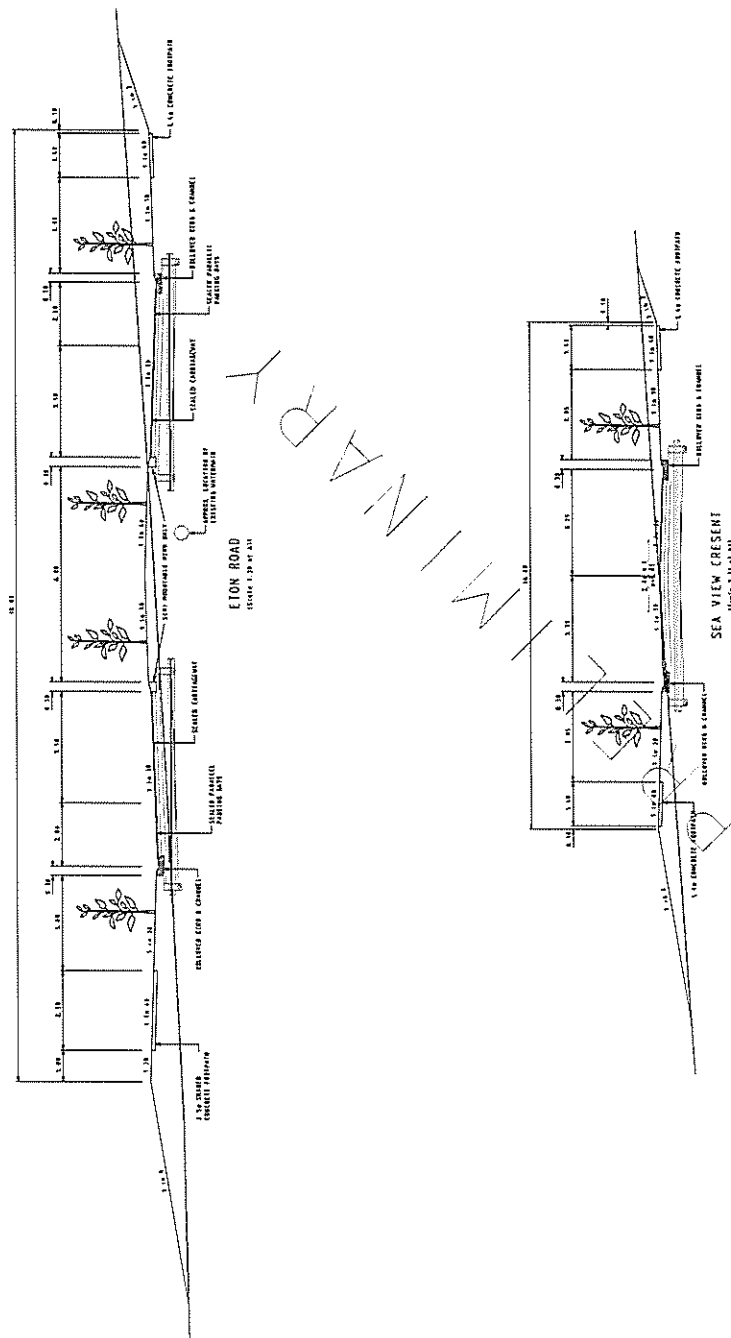
Future subdivision and development will fully comply with Country Fire Authority policy requirements for water supply and access. The proposed layout and design of the Development Plan does not prejudice these requirements.

CONCLUSION

The Development Plan satisfies all requirements of Schedule 5 to the Development Plan Overlay and is generally in accordance with the Torquay/Jan Juc Structure Plan 2007.

The Development Plan sets out a comprehensively planned subdivision which flows and links to the existing residential neighbourhood to the east. Furthermore the Development Plan ensures for the protection and enhancement of the significant environmental features of the site that contribute to the character and residential amenity of the town and encourages and facilitates development that is environmentally sustainable and makes best use of the land unencumbered and available for future development.

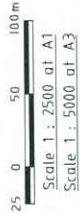




DATE	REVISIONS	REVISIONS	SCALE	AS SHOWN	 WATSONS CONSULTING ENGINEERS 10000 W. 10th Ave., Suite 100 Denver, CO 80202 Tel: 303.733.1100 Fax: 303.733.1101 Email: info@watsons-engineers.com	SURF COAST SHIRE L10 IRONBRIDGE HOLDINGS PTY DUFFIELDS ROAD TORQUAY XS1	PLAN NUMBER 35239/1	SHEET 1 OF 1

LANDSCAPE THEME FOR INTERNAL ROADS

- BEACH ROAD
- CONTINUATION OF BOULEVARD STYLE PLANTING
- Corymbia ficifolia 'Summer Red' (Flowering Gum)
- ETON ROAD (MAIN ESTATE ENTRY ROAD)
- BOULEVARD STYLE TREE PLANTING
- Eucalyptus scoparia (Wattlebird White Gum)
- NORTHERN COLLECTOR ROAD
- BOULEVARD STYLE TREE PLANTING
- Eucalyptus sideroxylon 'Rosa' (Red Iron Bark)
- ROAD FRONTING SPRING CREEK
- FORMAL STREET TREE PLANTING TO COMPLEMENT THE CREEK CORRIDOR
- Eucalyptus laucaylon ssp. bellarensis (Bellarine Yellow-gum)
- EAST-WEST LOCAL ROADS (INCL ALLEYNE AVENUE CONTINUATION)
- FORMAL PLANTING OF SMALL TO MEDIUM NATIVE TREES
- Eg. Agonis flexuosa 'Willow Myrtle'
- Corymbia ficifolia 'Summer Beauty'
- Corymbia ficifolia 'Summer Red'
- Eucalyptus monostera 'Little Spotted' (Dwarf Red Spotted Gum)
- NORTH-SOUTH LOCAL ROADS
- FORMAL PLANTING OF SMALL TO MEDIUM NATIVE TREES
- Eg. Eucalyptus viminalis ssp. pyramidalis (Coast Manna Gum)
- Banksia integrifolia (Coast Banksia)
- Allocasuarina verticillata (Drooping Sheoak)



PLANNING ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME

THE DEVELOPMENT/USE IS DEEMED SATISFACTORY
PURSUANT TO SCHEDULE 5
OF CLAUSE 43.04.

Signed: *[Signature]*
or and on behalf of the Council of the Surf Coast Shire
Date: 17/4/10

Sheet No. 25 of 25

LEGEND

- Site Boundary
- LSO Boundary
- Land Subject to Easement Overlay
- Public Open Space
- Including Creek, Drainage Reserve, Local Neighbourhood Park
- Residential
- (Lots generally > 500 sqm)
- Residential
- (Lots generally < 500 sqm)
- Distributor Road
- Neighbourhood Collector Road
- Major Entry Point
- Major Street Link
- Pedestrian/Bike Path
- Emergency access only via drive-through/collapsible gate or similar to serve approx. 80 lots
- Parallel Parking Bays (approx. 21 metres wide)
- Indigenous tree
- Stand of indigenous trees
- Stand of Eucalypts to be removed
- Habitat Zone 1
- (Grassy Woodland EVC)
- Habitat Zone 2
- (Drainage Line)
- Potential Stormwater Treatment
- Existing School Playing Field
- Proposed Primary School
- (3rd Extension)
- Proposed Primary School
- Soccer Field and Sporting Areas
- Possible Conveyance Shop Location (area greater than 80sqm leaseable floor area)

DATE PRINTED	15/01/2008
LEVEL DATA	30278 mm
LEVEL DATA	A1/D
PROJECT No.	30239
DRAWN	CLM
DATE	14/01/07
DESIGNED	-
DATE	-
AUTHORISED	SMT
DATE	14/01/07



IRONBRIDGE HOLDINGS PTY. LTD.
35 DUFFIELDS ROAD
TORQUAY

DATE 14/01/07
PROJECT NO. 30239
DRAWN CLM
DATE 14/01/07
DESIGNED -
DATE -
AUTHORISED SMT
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