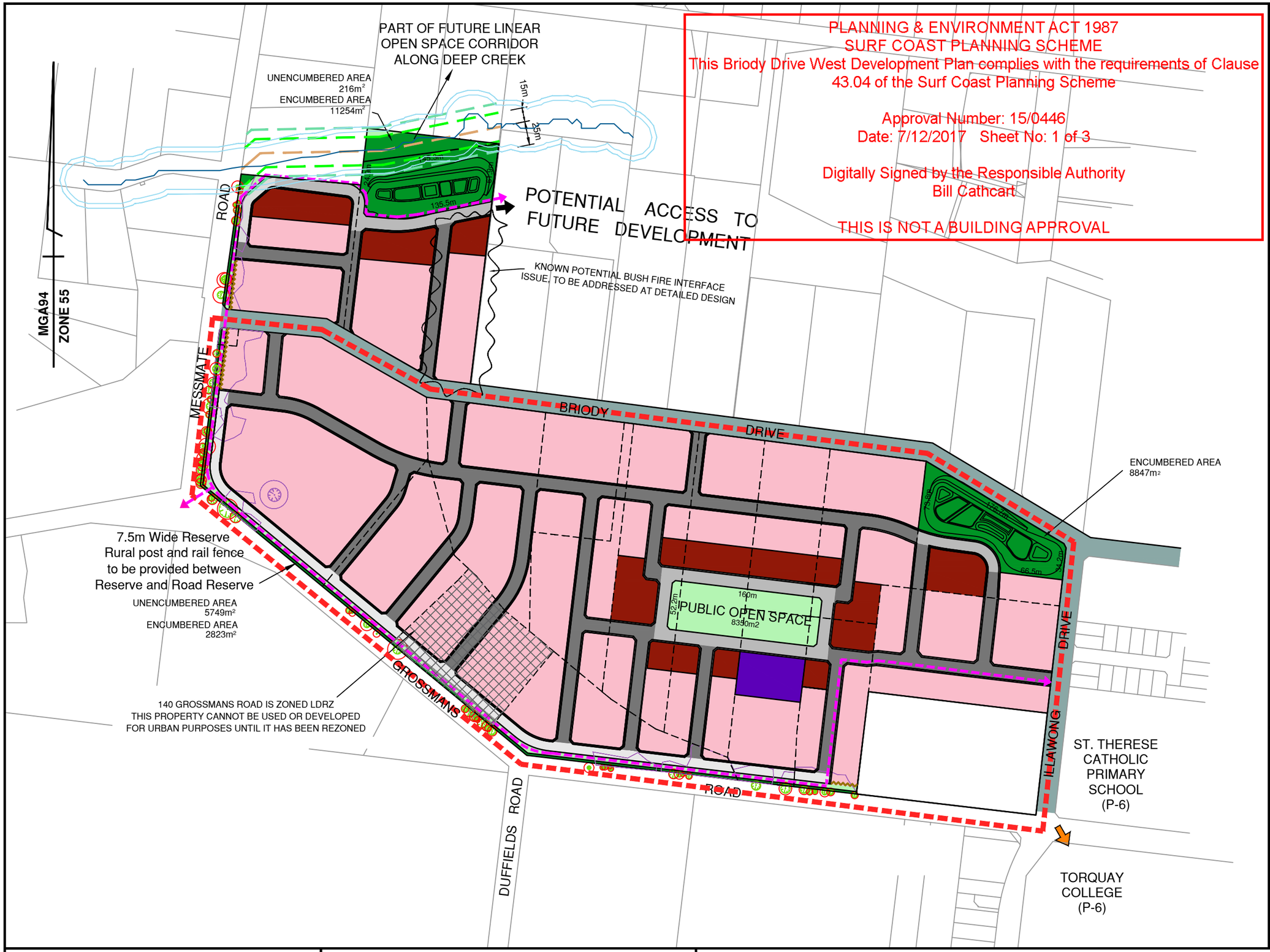
PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
This Briody Drive West Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme

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



LEGEND

RESIDENTIAL DENSITIES

- HIGHER DENSITY (350m²) 2.45Ha / 28.5 Lots per Ha / 70 lots
- STANDARD DENSITY (450m²) 18.23 Ha / 22.2 Lots per Ha / 404 lots
- MULTI-UNIT SITE

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

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

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

OTHER

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

ST. QUENTIN
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DEVELOPMENT PLAN (NEW LAYOUT)
BRIODY DRIVE - WEST
TORQUAY

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