



**DRAINAGE**

- PROPERTY BOUNDARY
- EASTERN CATCHMENT
- WESTERN CATCHMENT
- BASIN AND/OR WATER QUALITY TREATMENT DEVICE (INCLUDING THE OUTFALL TO DEEP CREEK) TO BE DELIVERED PRIOR TO THE COMPLETION OF THE FIRST STAGE OF DEVELOPMENT IN EACH CATCHMENT, OR AS OTHERWISE AGREED IN WRITING BY COUNCIL.

**NOTES**

1. Any future subdivision permit for the first stage of development in each catchment be subject to a condition requiring a preparation of a Waterway Management Plan for Deep Creek (adjacent to the relevant discharge points) which must include details of the existing environmental values, any initial stabilisation and vegetation works, a maintenance regime and the long-term management and maintenance actions that will be required. This plan should be developed by a suitably qualified and experienced professional and also show:
  - a) A landscape plan showing the re-vegetation of the riparian zone including a species list and proposed density of the plantings. The plantings should be representative of the Ecological Vegetation Class for the site; and
  - b) A maintenance plan detailing the establishment, short, medium and long term actions and agencies/developers responsible for each stage.
2. The Briody Drive West Shared Infrastructure Funding Plan 2023 provides the mechanism for the delivery and funding of the shared stormwater infrastructure in both the east and west catchments. This is based on the Stormwater Infrastructure detailed in the Briody Drive West Development Plan Stormwater Management Strategy October 2023.
3. The retirement village will be serviced by separate stormwater infrastructure as detailed in the Briody Drive West Development Plan Stormwater Management Strategy October 2023, which will be provided and maintained by the retirement operator. This will be secured at planning permit stage.

**TORQUAY WEST - DEVELOPMENT PLAN**  
**BRIODY DRIVE**  
**STAGING PLAN**

DRG NO.	REV	DATE	DES/DOC	AUTH
306395 UD ID 20	51	01/12/2023	LSH	LSH

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