



Legend

Development Boundary	Existing Road Reserve	Local Playground & Picnic Junior play, picnic seating, rubbish bin, bike rack.
Existing Path 2.0m concrete path	Existing Trees with Tree Protection Zone Refer 'Arboricultural Report' - Axiom Tree Management, Report Oct. 2019'	Roundabout
Proposed Path 2.0m concrete path	Street Trees (Indicative location) Refer tree species plan	Drinking Fountain
Proposed Shared Path 2.5m concrete path	Reserve Trees Refer tree species plan	Bench Seating
Proposed Path Crossing Location Indicative Only	Wetland Planting WSUD drainage basin subject to future design	Directional Signage
Permeable Fence		Vehicle Gate
1.8m Solid Fence		
Indicative location of Internal Road within Retirement Village & Residential Aged Care		

7.5m wide reserve with 2.5m shared path
Timber post & rail fence (rural) to be provided between reserve and existing road reserve.

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ENLARGEMENT PLAN 01 - DRAINAGE BASIN

1:1000 (A1) 0 20 40 100



ENLARGEMENT PLAN 02 - LOCAL PARK

1:1000 (A1) 0 20 40 100



Legend

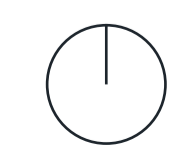
- **Development Boundary**
- - - **Existing Path**
2.0m concrete path
- **Proposed Path**
2.0m concrete path
- **Proposed Shared Path**
2.5m concrete path
- ↔ **Proposed Path Crossing Location**
Indicative Only
- - - **Basin Reserve Barriers**
Including maintenance access provisions in accordance with Council requirements
- Existing Road Reserve**
- Existing Trees with Tree Protection Zone**
Refer 'Arboricultural Report' - Axiom Tree Management, Report Oct. 2019'
- Feature Tree**
Refer tree species plan
- Low Reserve Planting**
Indigenous species
- Wetland Planting**
WSUD drainage basin subject to future design
- 1.5m Concrete Path**
- Local (Neighbourhood) Playground**
Provide play equipment for two age groups, 3-8yrs minimum in accordance with Council's 'Playground Strategy', April 2011.
- Directional Signage**
- DF **Drinking Fountain**
- S **Bench Seating**
- P **Picnic Seating**
- B **Bike Rack**
- **Rubbish Bin**

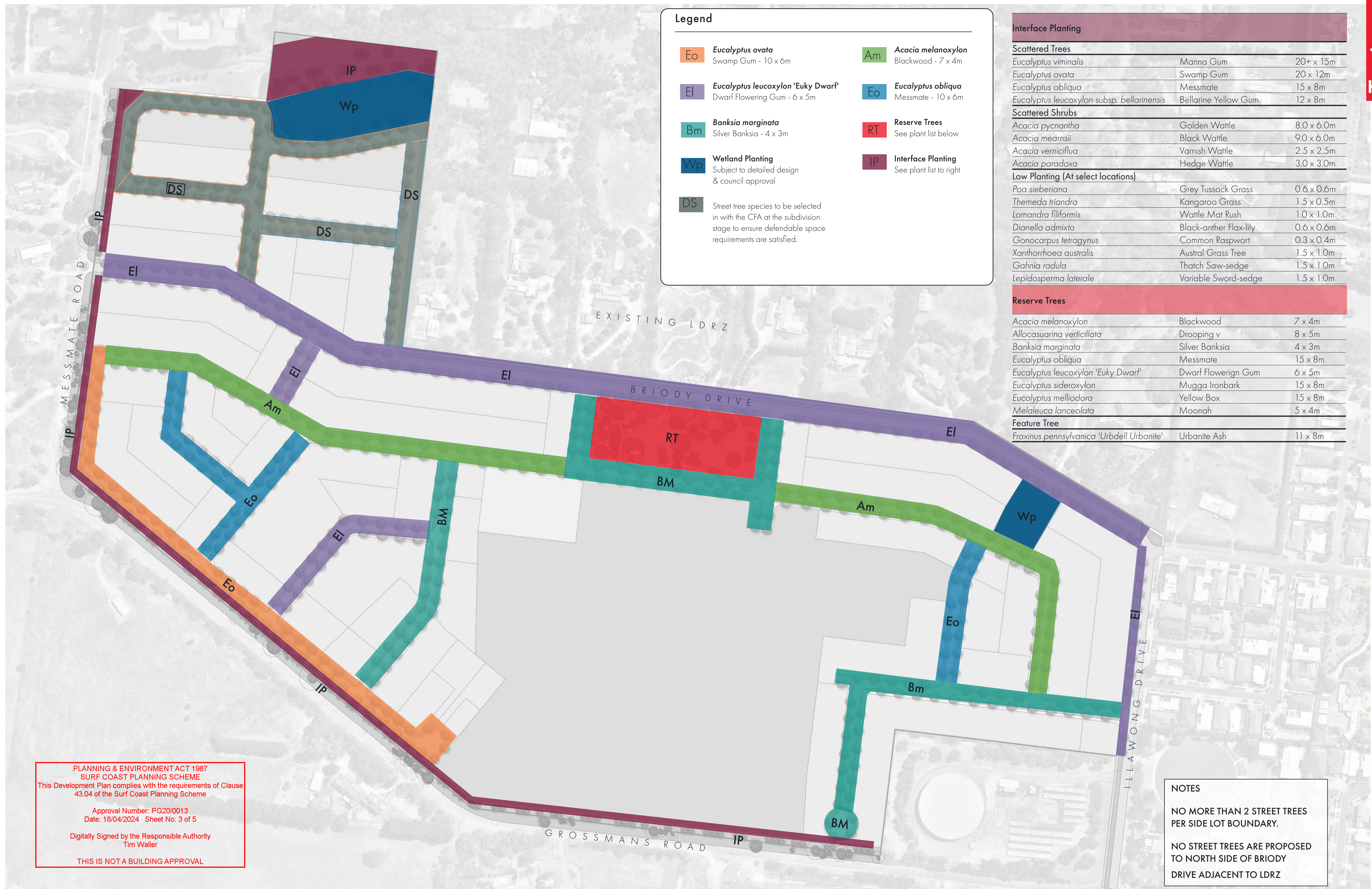
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Legend

Eo <i>Eucalyptus ovata</i> Swamp Gum - 10 x 6m	Am <i>Acacia melanoxylon</i> Blackwood - 7 x 4m
EI <i>Eucalyptus leucoxylon</i> 'Euky Dwarf' Dwarf Flowering Gum - 6 x 5m	Eo <i>Eucalyptus obliqua</i> Messmate - 10 x 6m
Bm <i>Banksia marginata</i> Silver Banksia - 4 x 3m	RT Reserve Trees See plant list below
Wp Wetland Planting Subject to detailed design & council approval	IP Interface Planting See plant list to right
DS Street tree species to be selected in with the CFA at the subdivision stage to ensure defendable space requirements are satisfied.	

Interface Planting		
Scattered Trees		
<i>Eucalyptus viminalis</i>	Manna Gum	20+ x 15m
<i>Eucalyptus ovata</i>	Swamp Gum	20 x 12m
<i>Eucalyptus obliqua</i>	Messmate	15 x 8m
<i>Eucalyptus leucoxylon</i> subsp. <i>bellarinensis</i>	Bellarine Yellow Gum	12 x 8m
Scattered Shrubs		
<i>Acacia pycnantha</i>	Golden Wattle	8.0 x 6.0m
<i>Acacia mearnsii</i>	Black Wattle	9.0 x 6.0m
<i>Acacia verniciflua</i>	Varnish Wattle	2.5 x 2.5m
<i>Acacia paradoxa</i>	Hedge Wattle	3.0 x 3.0m
Low Planting (At select locations)		
<i>Poa sieberiana</i>	Grey Tussock Grass	0.6 x 0.6m
<i>Themeda triandra</i>	Kangaroo Grass	1.5 x 0.5m
<i>Lomandra filiformis</i>	Wattle Mat Rush	1.0 x 1.0m
<i>Dianella admixta</i>	Black-anther Flax-lily	0.6 x 0.6m
<i>Gonocarpus tetragynus</i>	Common Raspwort	0.3 x 0.4m
<i>Xanthorrhoea australis</i>	Austral Grass Tree	1.5 x 1.0m
<i>Gahnia radula</i>	Thatch Saw-sedge	1.5 x 1.0m
<i>Lepidosperma laterale</i>	Variable Sword-sedge	1.5 x 1.0m
Reserve Trees		
<i>Acacia melanoxylon</i>	Blackwood	7 x 4m
<i>Allocasuarina verticillata</i>	Drooping v	8 x 5m
<i>Banksia marginata</i>	Silver Banksia	4 x 3m
<i>Eucalyptus obliqua</i>	Messmate	15 x 8m
<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Dwarf Flowering Gum	6 x 5m
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	15 x 8m
<i>Eucalyptus melliodora</i>	Yellow Box	15 x 8m
<i>Melaleuca lanceolata</i>	Moonah	5 x 4m
Feature Tree		
<i>Fraxinus pennsylvanica</i> 'UrbdeU Urbanite'	Urbanite Ash	11 x 8m

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NOTES

NO MORE THAN 2 STREET TREES PER SIDE LOT BOUNDARY.

NO STREET TREES ARE PROPOSED TO NORTH SIDE OF BRIODY DRIVE ADJACENT TO LDRZ



TIMBER POST & RAIL FENCE
To be provided between reserve and existing road reserve.

PERMEABLE FENCE

1.8m SOLID FENCE

KEY PLAN

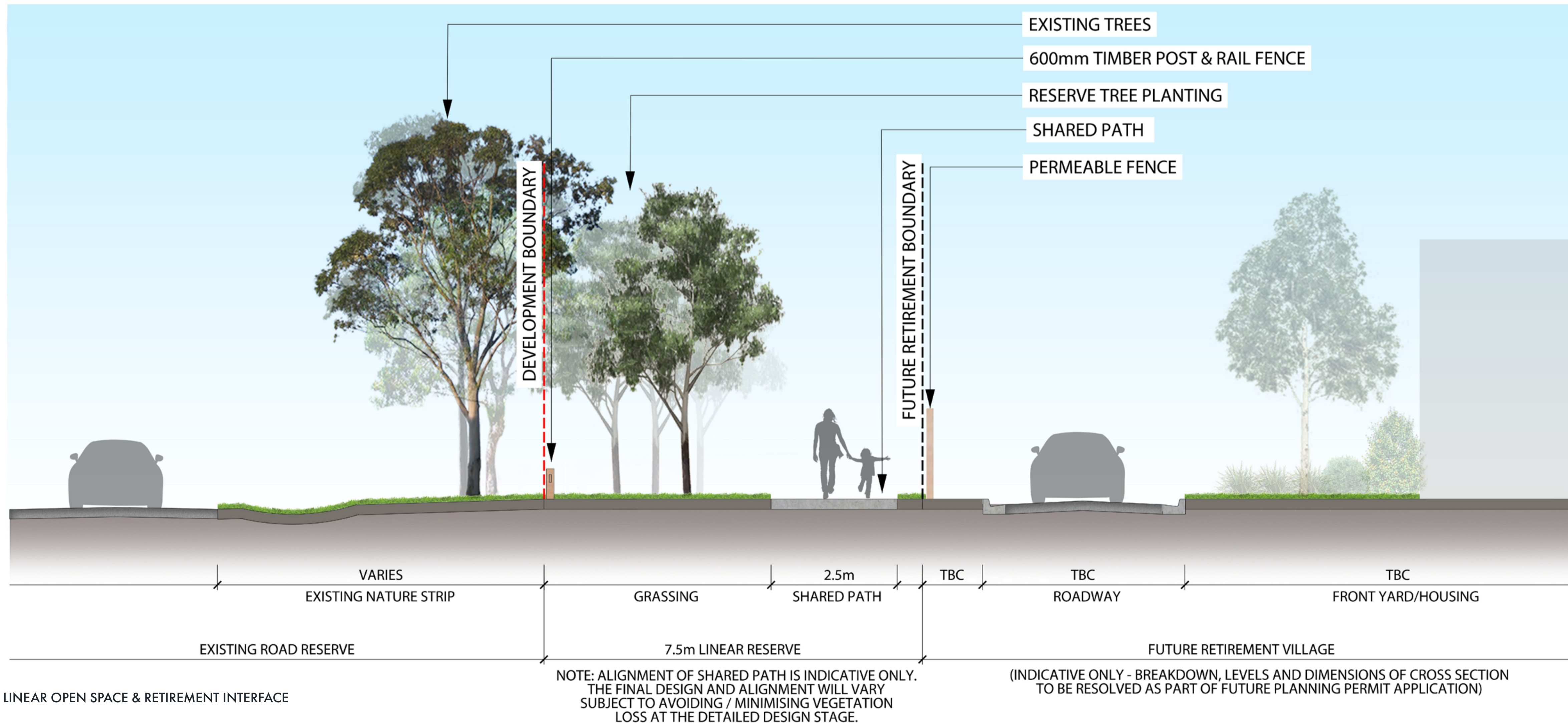
↕ VEHICLE GATE

↔ PEDESTRIAN ACCESS & EMERGENCY EGRESS ONLY

IMAGERY INDICATIVE ONLY
SUBJECT TO DETAILED DESIGN

IMAGERY INDICATIVE ONLY
SUBJECT TO DETAILED DESIGN

IMAGERY INDICATIVE ONLY
SUBJECT TO DETAILED DESIGN



Future homes within the retirement village will be designed to front the internal road as much as practically possible to provide for surveillance of the shared path and landscape corridor along Grossmans Road'

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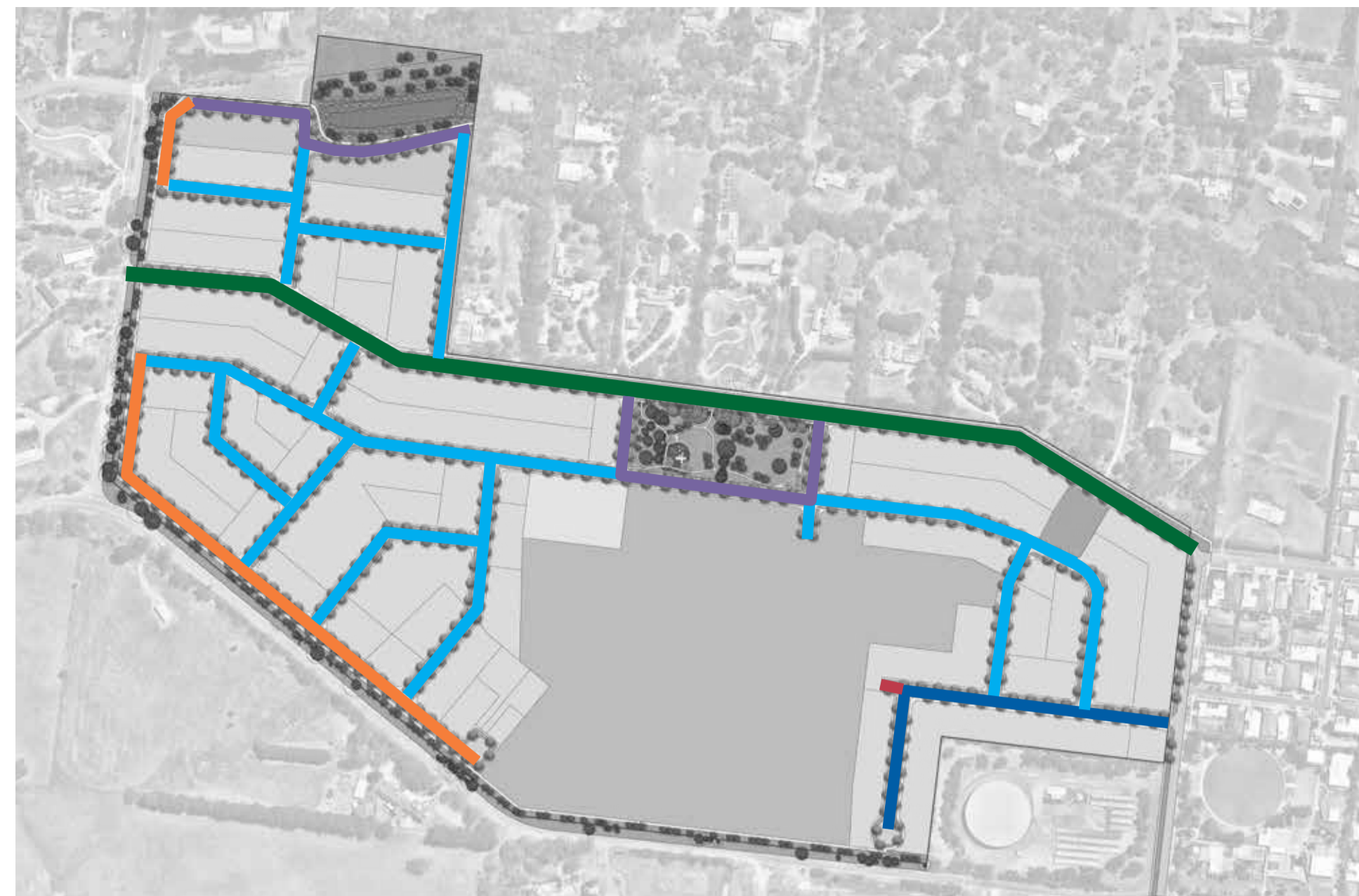
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Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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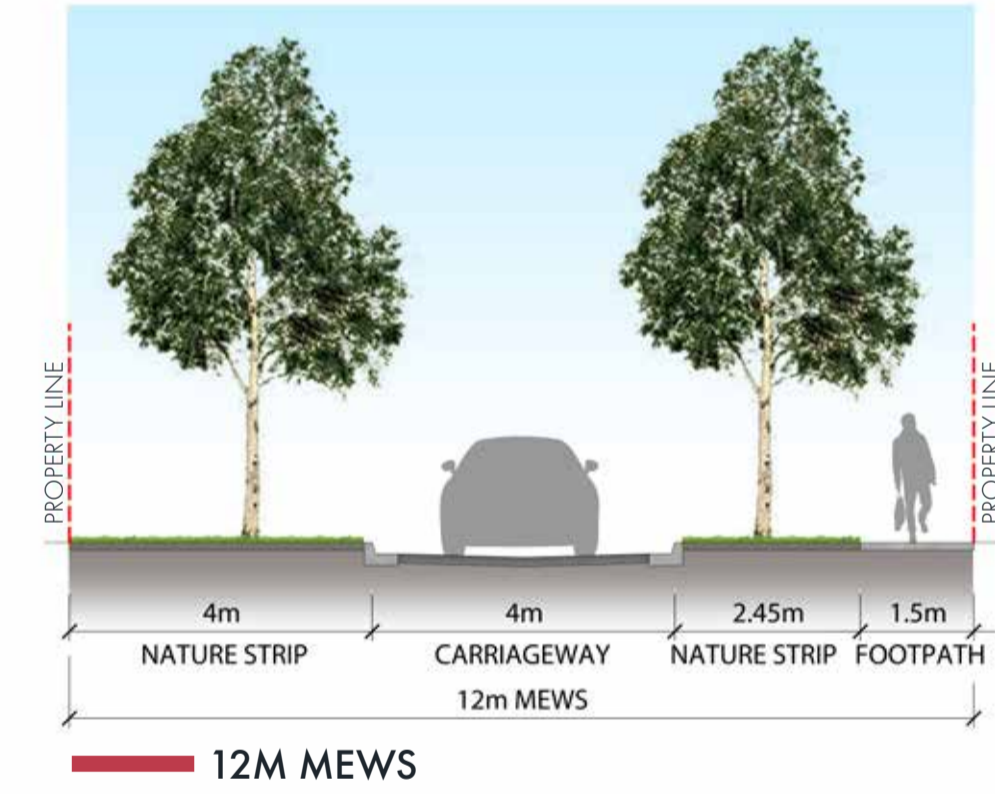
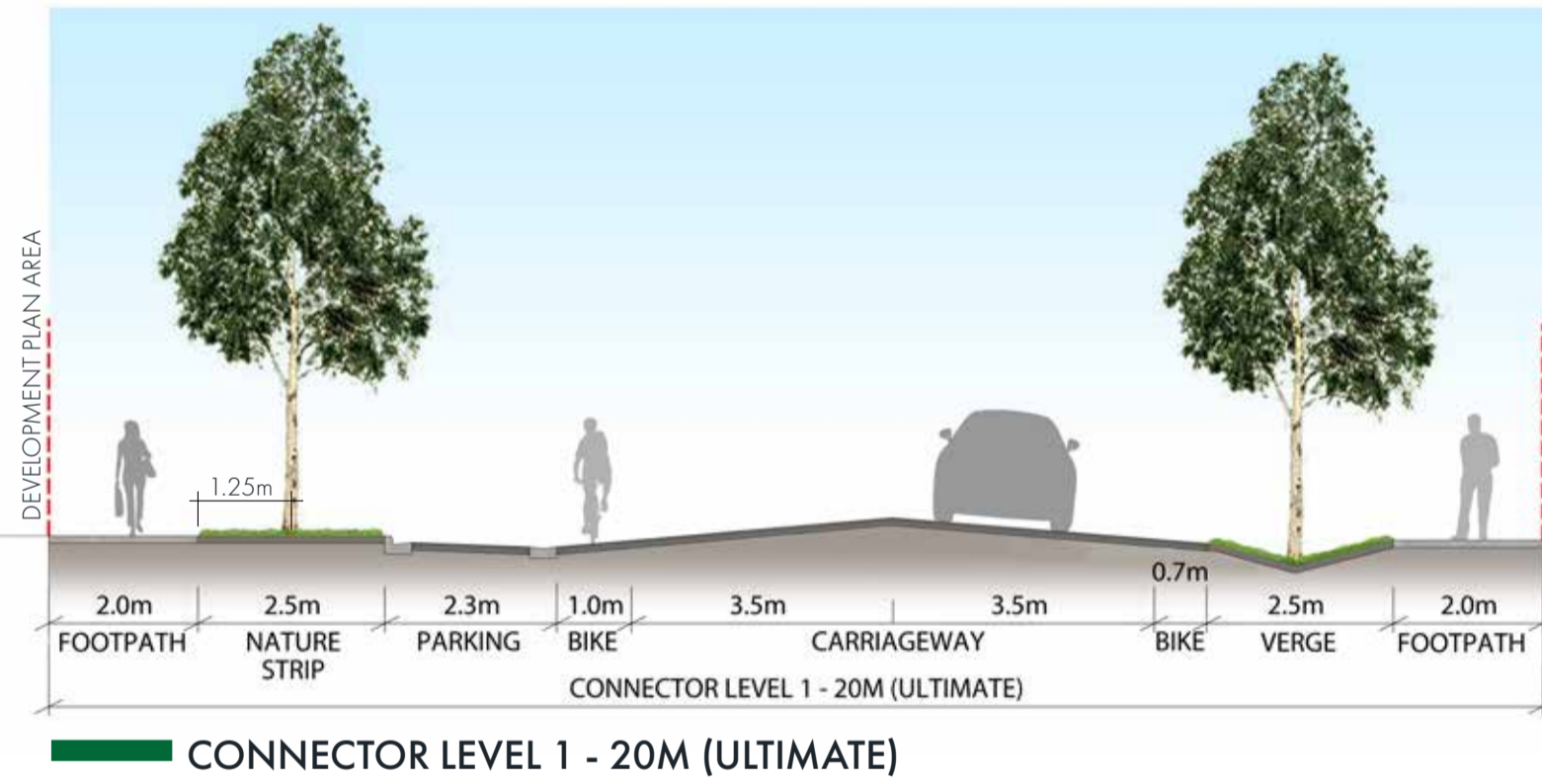
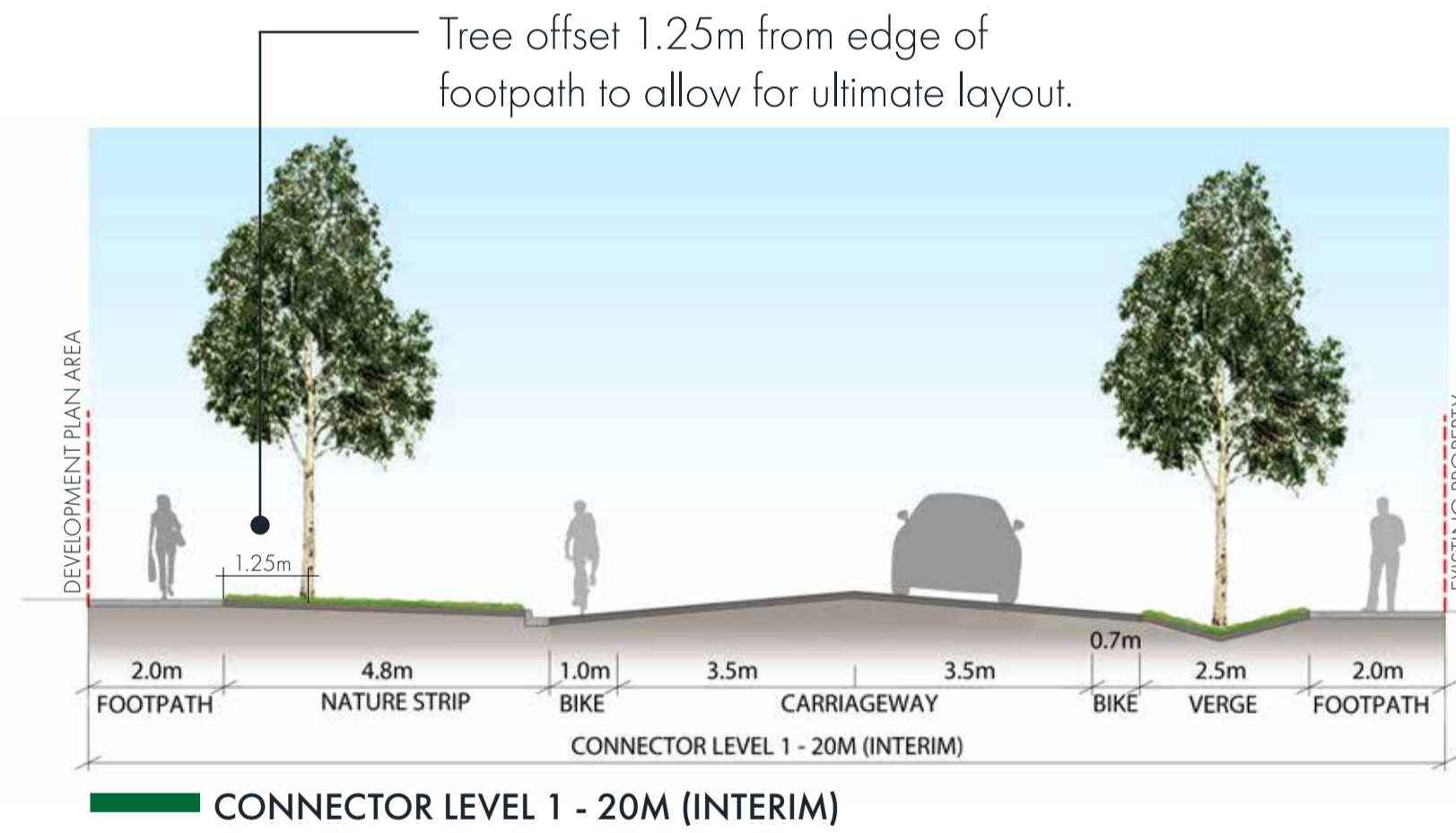
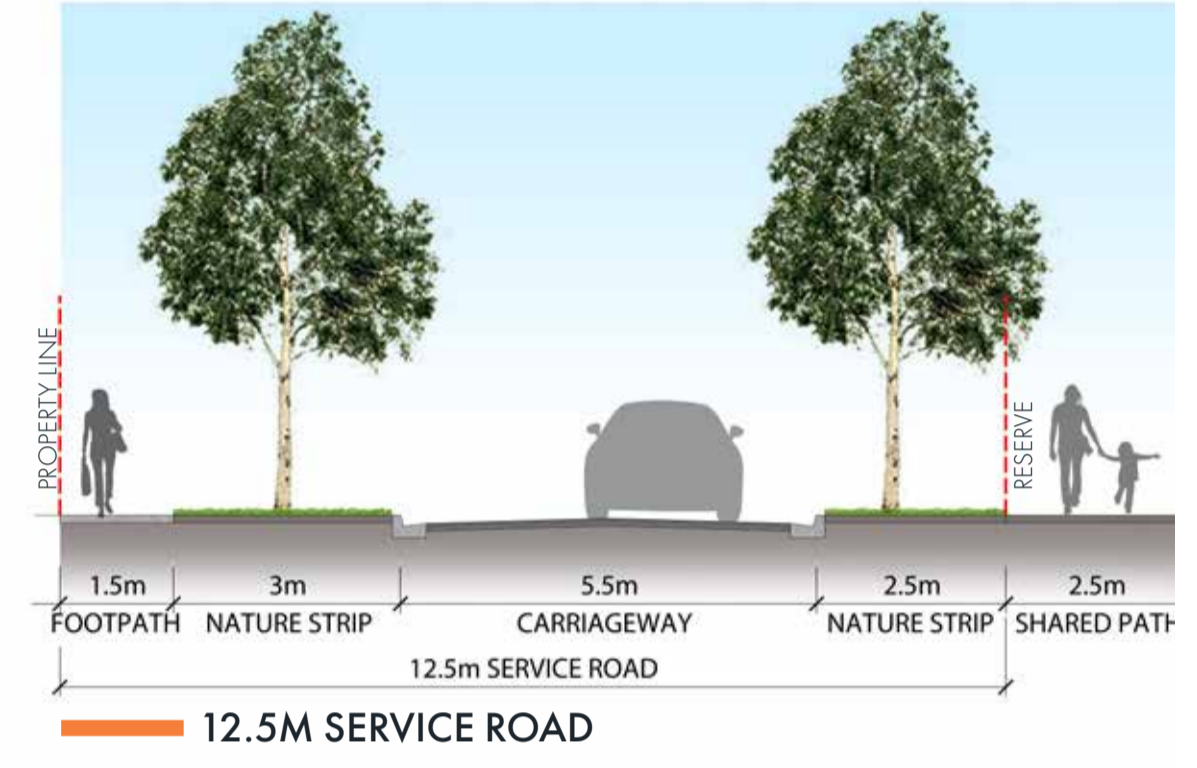
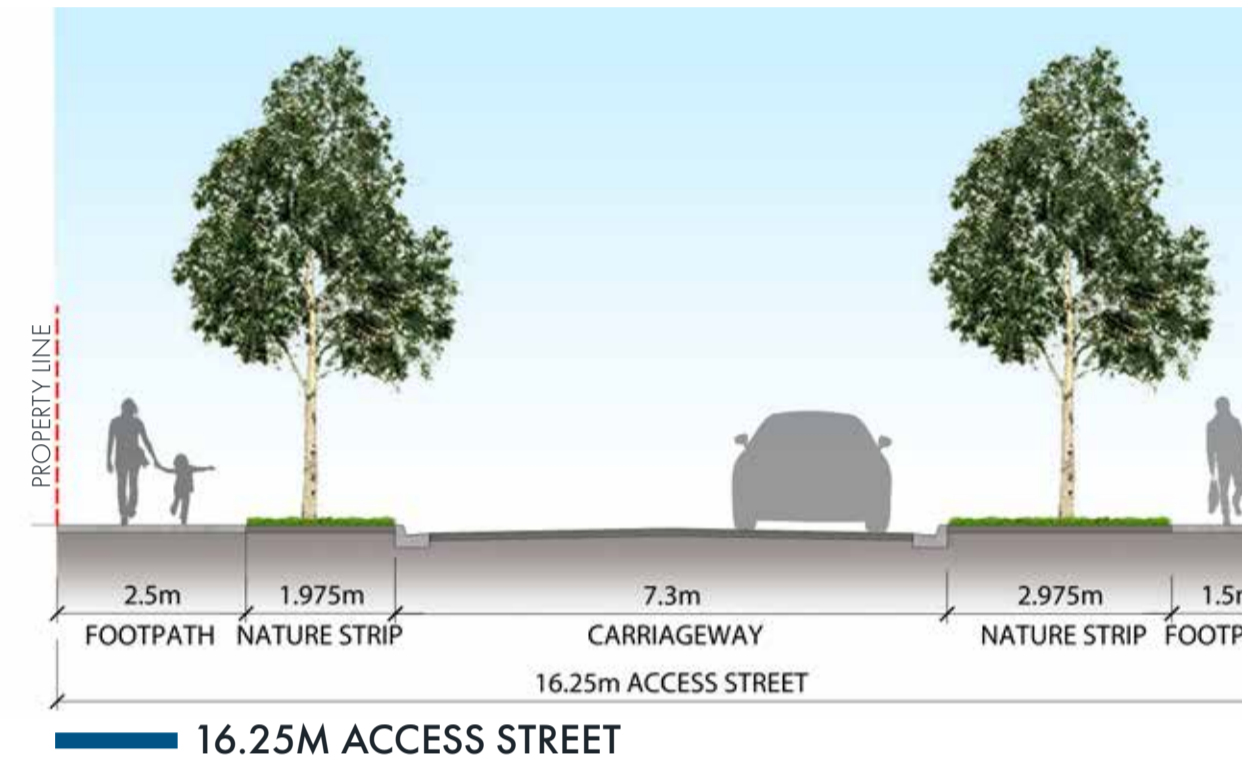
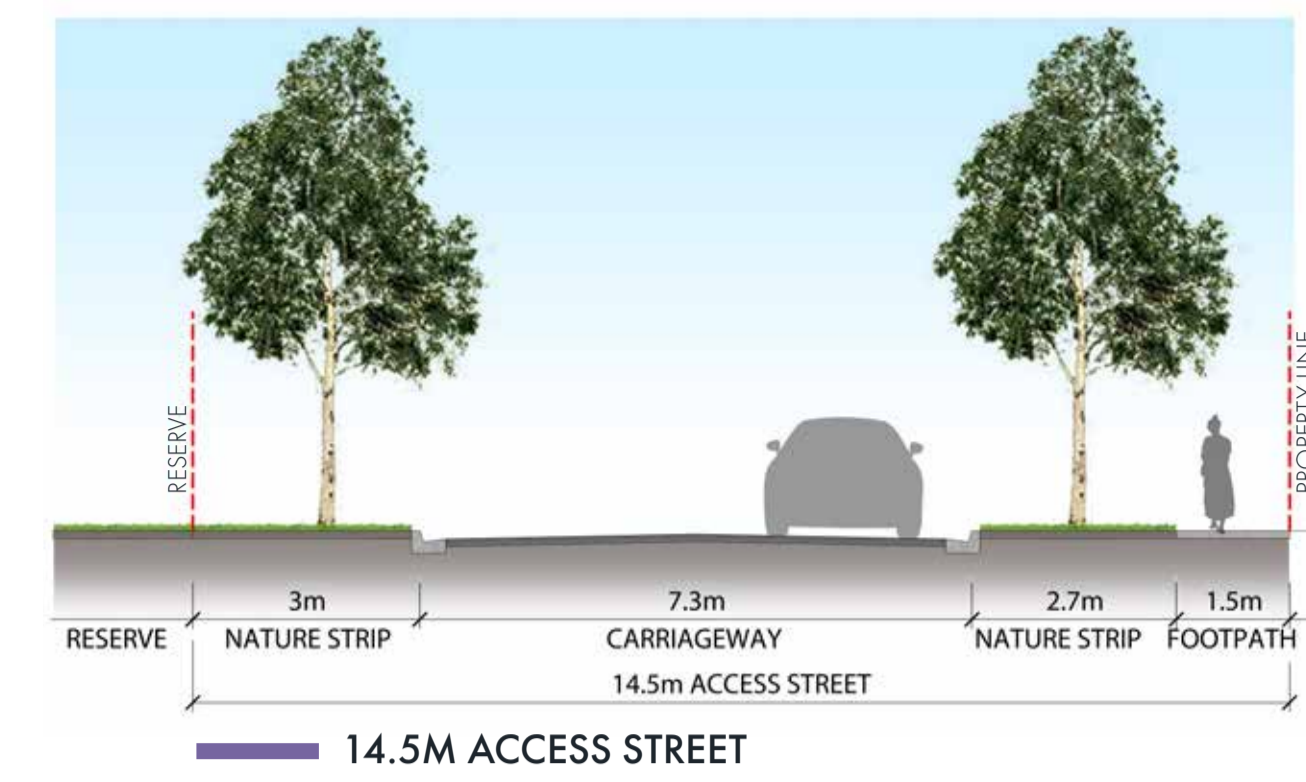
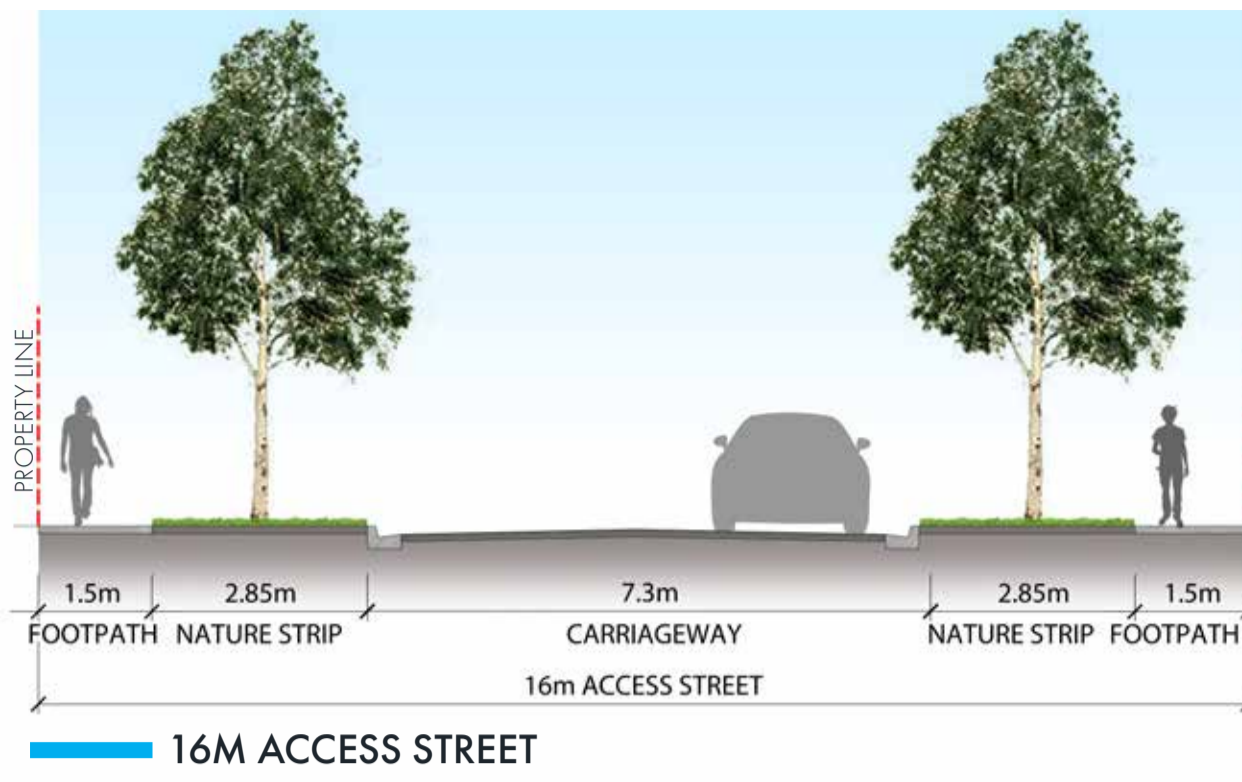
Fence Interface	Briody Drive, Torquay	319-0102-00-L-01-RP001	19	07.12.2023	D.C	M.B.	A.W.	
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ROAD SECTIONS KEYPLAN

- 20m Connector Level 1
- 16.25m Access Street
- 16m Access Street
- 14.5m Access Street
- 12.5m Service Road
- 12m Mews



NOTE: The kerb and channelling & associated drainage, footpath, nature strip, landscaping and lighting on Briody Drive (Connector Level 1 & 2) will be provided by individual landowners/developers of land abutting the road when that land is subdivided (to reflect the requirements of the Briody Drive Development Contributions Plan).

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