



**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	
<b>RESIDENTIAL DENSITIES</b>	
	HIGHER DENSITY (350m <sup>2</sup> ) 2.45Ha / 28.5 Lots per Ha / 70 lots
	STANDARD DENSITY (450m <sup>2</sup> ) 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.	
<b>ROAD NETWORK</b>	
	ACCESS STREET LEVEL 2
	16m WIDE ROAD RESERVE
	14.5m WIDE ROAD RESERVE
	11.5m WIDE ROAD RESERVE
<b>OPEN SPACE / DRAINAGE</b>	
	ENCUMBERED OPEN SPACE
	UNENCUMBERED OPEN SPACE
	CENTRELINE OF CREEK
<b>TREES IN LARGE PATCHES</b>	
	TREE WITH TREE PROTECTION ZONE
NOTE: WHERE THE TREE PROTECTION ZONE ENCROACHES IN TO RESIDENTIAL LOTS A BUILDING RESTRICTION SHALL BE APPLIED.	
<b>OTHER</b>	
	POTENTIAL FUTURE BUS ROUTE
	2.5m WIDE SHARED PATH
	DIRECTION TO SCHOOLS & COMMUNITY FACILITIES
	EXISTING TITLE BOUNDARIES
	FOOTPATH
	FENCE PROVISIONS

**ST. QUENTIN**  
 Surveyors - Town Planners - Engineers  
 51 LITTLE FYANS STREET,  
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**DEVELOPMENT PLAN (NEW LAYOUT)  
 BRIODY DRIVE - WEST  
 TORQUAY**

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