

14/09/2006  
C26(Part 1)

## **SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO 4**

### **BRIODY DRIVE ESTATE DEVELOPMENT PLAN**

#### **1.0**

14/09/2006  
C26(Part 1)

#### **Conditions and requirements for permits**

The following information must be submitted with a planning application to subdivide land within the 'sensitive interface to creek environment' area as shown on the Briody Drive Development Concept Plan:

- A landscape plan detailing an indigenous planting scheme to complement the indigenous environs of Deep Creek.

#### **2.0**

14/09/2006  
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#### **Requirements for development plan**

##### **Objectives:**

- To co-ordinate the actions of land owners to ensure a comprehensively planned residential subdivision.
- To provide an attractive and high amenity residential area that integrates well with the existing character of Torquay and responds in a sensitive way to the abutting Deep Creek environs.

The Development Plan must generally accord with the Briody Drive Development Concept Plan and be based on and/or provide for:

##### *Flora and Fauna Assessment*

A flora and fauna assessment carried out by suitably qualified and experienced person/s that:

- Identifies the vegetation communities, the quality of habitat, the actual indigenous flora and fauna species that inhabit the site, threats to the indigenous flora and fauna species including pest plant and animal species and for any threatened flora and fauna species and communities their conservation status under local, regional, state and national legislation policies;
- Recommends potential indigenous flora and fauna for the Future Deep Creek Reserve;

##### *Archaeological field survey*

An archaeological field survey to be carried out on all land to which Schedule 4 to the Development Plan Overlay applies.

##### *Lot size and layout*

- Provide a variety of residential lot sizes that are well oriented to maximise solar orientation.
- Provide a well connected and proportioned environmental corridor of at least a 30 metre width along each side of Deep Creek (measured from the centre of creek line). This corridor must be protected with an appropriate road setback and landscape treatment

that maintains significant native vegetation, provides for drainage and fire management within the creek corridor, controls erosion, protects indigenous habitat and provides a transition between the residential land shown in the Briody Drive Development Concept Plan, the Deep Creek corridor and the low density residential environment to the north of the creek.

- Provide that all allotments, including corner allotments, along the Deep Creek environs interface, shown as areas of “sensitive interface to creek environment” in the Briody Drive Development Concept Plan, have a building envelope for dwellings and garages that is setback at least 5 metres from the allotment boundary facing Deep Creek, with dwelling frontage to facilitate passive surveillance of the creek reserve.

*Flora, fauna and open space*

- Provide for the protection of vegetation in the creek corridor and improve the habitat by revegetating degraded sections of the creek environs along the south bank.
- Minimise the extent of native vegetation removal in association with the subdivision.
- Provide a sustainable at-grade pedestrian crossing across Deep Creek in an area that was previously used as a cattle crossing (and therefore limits the removal of native vegetation). The degraded area should be appropriately revegetated using indigenous plant species.
- Provide an appropriate wildfire management regime to manage the risk from fire and protect the natural values within the western part of the creek corridor including the area covered by the Wildfire Management Overlay.

*Road and Pedestrian Network*

- Provide a road network that is permeable to pedestrians, cyclists and vehicles, providing direct and safe access from and through the subdivision to public transport connections, the Deep Creek environs, community facilities and local schools.
- Provide a continuous pedestrian and cycle access along the Deep Creek corridor.
- Provide a street network that is integrated and focuses traffic onto Briody and Illawong Drives in preference of proposed local streets.
- Provide for the upgrading of Briody and Illawong Drives to urban standards with a 7.5 metre back to back distance, kerb and channel, and footpaths along both sides.
- Provide footpaths along one side of all courts that are over 100 metres in length and on two sides of all through roads.
- Provide for the intersection to be upgraded at the corner of Briody Drive and Grossmans Road.
- Provide for the planting of internal roads with suitable native tree species to complement existing indigenous species.

*Servicing*

- Identify mechanisms for the treatment of storm water to current best practice prior to the appropriate release into Deep Creek.
- Identify mechanisms for disposing of sewage from the site via an appropriate reticulated sewerage system to the satisfaction of Barwon Water.
- Ensure requirements for water supply and access for subdivision comply with policy requirements of the Country Fire Authority.

Figure 1 – Briody Drive Development Concept Plan

(note Plan not to scale and indicative only)

