



**DENSITY**

RESIDENTIAL TYPE	DENSITY (LOTS/NRA)	INDICATIVE LOT RANGE <sup>6</sup>	INDICATIVE NO. OF LOTS	AREA
STANDARD RESIDENTIAL	22.2	350m <sup>2</sup> -900m <sup>2</sup>	318	14.44 Ha (net residential)
HIGHER DENSITY RESIDENTIAL	28.5	250m <sup>2</sup> -325m <sup>2</sup>	17	0.61 Ha (net residential)
MULTI-UNIT SITE	24		11	0.47 Ha (site)
RETIREMENT VILLAGE, RESIDENTIAL AGED CARE AND INDEPENDENT AND ASSISTED LIVING APARTMENTS <sup>1</sup>			231 independent retirement village units 80 residential aged care beds 60 independent & assisted living apartments	8.51 Ha (site)

**ROAD NETWORK**

- CONNECTOR LEVEL 1 STREET  
(4.8 m wide nature strip on south side to cater for 2.3 m indented parking bays to be provided in the future)
- ACCESS LEVEL 1 STREET - 16.25m
- ACCESS LEVEL 1 STREET - 16m
- ACCESS LEVEL 1 STREET - 14.5m
- ACCESS LEVEL 1 STREET - 12.5m
- MEWS - 12m
- INDICATIVE INTERNAL PRIVATE ROAD WITHIN RETIREMENT VILLAGE AND RESIDENTIAL AGED CARE
- FUTURE ROUND A BOUT

**OPEN SPACE/DRAINAGE**

- ENCUMBERED OPEN SPACE
- UNENCUMBERED OPEN SPACE
- CENTRE LINE OF CREEK

**OTHER**

- POTENTIAL FUTURE BUS ROUTE
- INDICATIVE LOCATION OF SHARED PATH
- DIRECTION TO SCHOOLS AND COMMUNITY FACILITIES
- EXISTING TITLE BOUNDARIES<sup>2</sup>
- FENCE PROVISIONS
- RETIREMENT VILLAGE ENTRY (CARS)
- RETIREMENT VILLAGE ENTRY (PEDESTRIAN AND EMERGENCY ACCESS/EGRESS)
- PROPOSED INDICATIVE CROSSING LOCATIONS TO EXISTING PATHS

**NOTES**

- Development on the Retirement Village / Residential Aged Care site will generally be two storeys. However, any three-storey component of the building containing the Residential Aged Care Facility and Independent and Assisted Living Apartments should be setback at least 75 metres from any boundary of the site.
- Whilst some parcel areas have been surveyed, other parcels have been sourced from data.vic.gov.au. Survey required to determine final areas.
- Section 1 & 2 uses that are permissible within the zone will be considered on their merits.
- Upgrade to Briody Drive to Connector level 1 to be undertaken in two stages.
- Roundabout to be provided by Council at a time in the future as traffic volumes necessitate.

**TORQUAY WEST - DEVELOPMENT PLAN**  
BRIODY DRIVE

DRG NO. 306395 UD ID 20    REV 46    DATE 11/10/2022    DES/DOC LSH    AUTH LSH