COOMBES ROAD UNENCUMBERED/ENCUMBERED AREA AREA: 0.02 Ha UNENCUMBERED Area: 1.09 Ha encumbered Drainage and part of future linear open space corridor along Deep Potential access to future development Creek ENCUMBERED AREA AREA: 0.04 Ha BRIODY DRIVE 0.87 Ha LINEAR RESERVE AREA: 0.57 Ha UNENCUMBERED AREA: 0.28 Ha ENCUMBERED 7.5m wide rural post and rail fence to be provided between Reserve and Road Reserve S.THERESE CATHOLIC PRIMARY SCHOOL (P-6) GROSSMANS ROAD 140 GROSSMANS ROAD Low Density Residential Zone TORQUAY COLLEGE (LDRZ) This property cannot be used or developed for urban purposes until it has been rezoned LSH **TORQUAY WEST - DEVELOPMENT PLAN** 306395 UD ID 20 11/10/2022

BRIODY DRIVE

DENSITY

RESIDENTIAL TYPE	DENSITY (LOTS/ NRA)	INDICATIVE LOT RANGE ⁶	INDICATIVE NO. OF LOTS	AREA
STANDARD RESIDENTIAL	22.2	350m²-900m²	318	14.44 Ha (net residential)
HIGHER DENSITY RESIDENTIAL	28.5	250m²-325m²	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 ¹			231 independent retirement village units	8.51 Ha (site)
			80 residential aged care beds	
			60 independent & assisted living apartments	

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

POTENTIAL FUTURE BUS ROUTE

- INDICATIVE LOCATION OF SHARED PATH

DIRECTION TO SCHOOLS AND COMMUNITY FACILITIES

EXISTING TITLE BOUNDARIES²

FENCE PROVISIONS

RETIREMENT VILLAGE ENTRY (CARS)

RETIREMENT VILLAGE ENTRY (PEDESTRIAN AND EMERGENCY ACCESS/EGRESS)

PROPOSED INDICATIVE CROSSING LOCATIONS TO EXISTING PATHS

NOTES

- 1. 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.
- 2. Whilst some parcel areas have been surveyed, other parcels have been sourced from data.vic.gov.au. Survey required to determine final areas.
- 3. Section 1 & 2 uses that are permissible within the zone will be considered on their merits.
- 4. Upgrade to Briody Drive to Connector level 1 to be undertaken in two stages.
- 5. Roundabout to be provided by Council at a time in the future as traffic volumes

