



**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>	313	14.23 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
- TRAFFIC MANAGEMENT TREATMENT
- CONSIDER SAFE TRAFFIC AND SPEED CONTROLS AT PLANNING PERMIT STAGE

**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

**OPEN SPACE/DRAINAGE**

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

**NOTES**

- Development on the Retirement Village / Residential Aged Care site will generally be a maximum height of two storeys. However, any three-storey component of the building containing the Residential Aged Care Facility and Independent and Assisted Living Apartments must 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.
- All Cultural Heritage Management Conditions in the approved Briody Drive West, Torquay Subdivision and Development Cultural Heritage Management Plan (FP-SR# 16746), authored by Extent Heritage Advisors Pty Ltd dated August, 2021, or any amended approved version, be adhered to for the use and development embodied in this development plan and any future planning permit (a condition giving effect to this is required on the latter).
- Junction Improvement Treatment at corner of Illawong Drive and Briody Drive to be provided by Council.
- Defendable space requirements must be met on all relevant lots as stated in the Bushfire Management Statement Briody Drive West Development.