DRAINAGE BASIN AREA: 0.714 Ha COOMBES ROAD UNENCUMBERED/ENCUMBERED AREA AREA: 0.02 Ha UNENCUMBERED Area: 1.09 Ha encumbered Drainage and part of future linear Potential access to future open space corridor along Deep development DRAINAGE RESERVE/ENCUMBERED AREA: 0.20 Ha BRIODY DRIVE 0.87 Ha **Junction Improvement Treatment 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 **TORQUAY WEST - DEVELOPMENT PLAN** 01/12/2023 LSH 306395 UD ID 20 51

BRIODY DRIVE

DENSITY

RESIDENTIAL TYPE	DENSITY (LOTS/ NRA)	INDICATIVE LOT RANGE ⁶	INDICATIVE NO. OF LOTS	AREA
STANDARD RESIDENTIAL	22.2	350m ² -900m ²	313	14.23 Ha (net residential)
HIGHER DENSITY RESIDENTIAL	28.5	250m ² -325m ²	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'			231 independent retirement village units	8.51 Ha (site)
			80 residential aged care beds	
			60 independent & assisted living apartments	

OTHER

FACILITIES

FENCE PROVISIONS

POTENTIAL FUTURE BUS ROUTE

■ NDICATIVE LOCATION OF SHARED PATH

EXISTING TITLE BOUNDARIES²

PROPOSED INDICATIVE CROSSING

LOCATIONS TO EXISTING PATHS

RETIREMENT VILLAGE ENTRY (CARS)

AND EMERGENCY ACCESS/EGRESS)

DIRECTION TO SCHOOLS AND COMMUNITY

RETIREMENT VILLAGE ENTRY (PEDESTRIAN

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

OPEN SPACE/DRAINAGE

ENCUMBERED OPEN SPACE

UNENCUMBERED OPEN SPACE

CENTRE LINE OF CREEK

- 1. 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.
- 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 necessitate.
- 6. 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).
- 7. Junction Improvement Treatment at corner of Illawong Drive and Briody Drive to be provided by
- 8. Defendable space requirements must be met on all relevant lots as stated in the Bushfire Management Statement Briody Drive West Development.

