

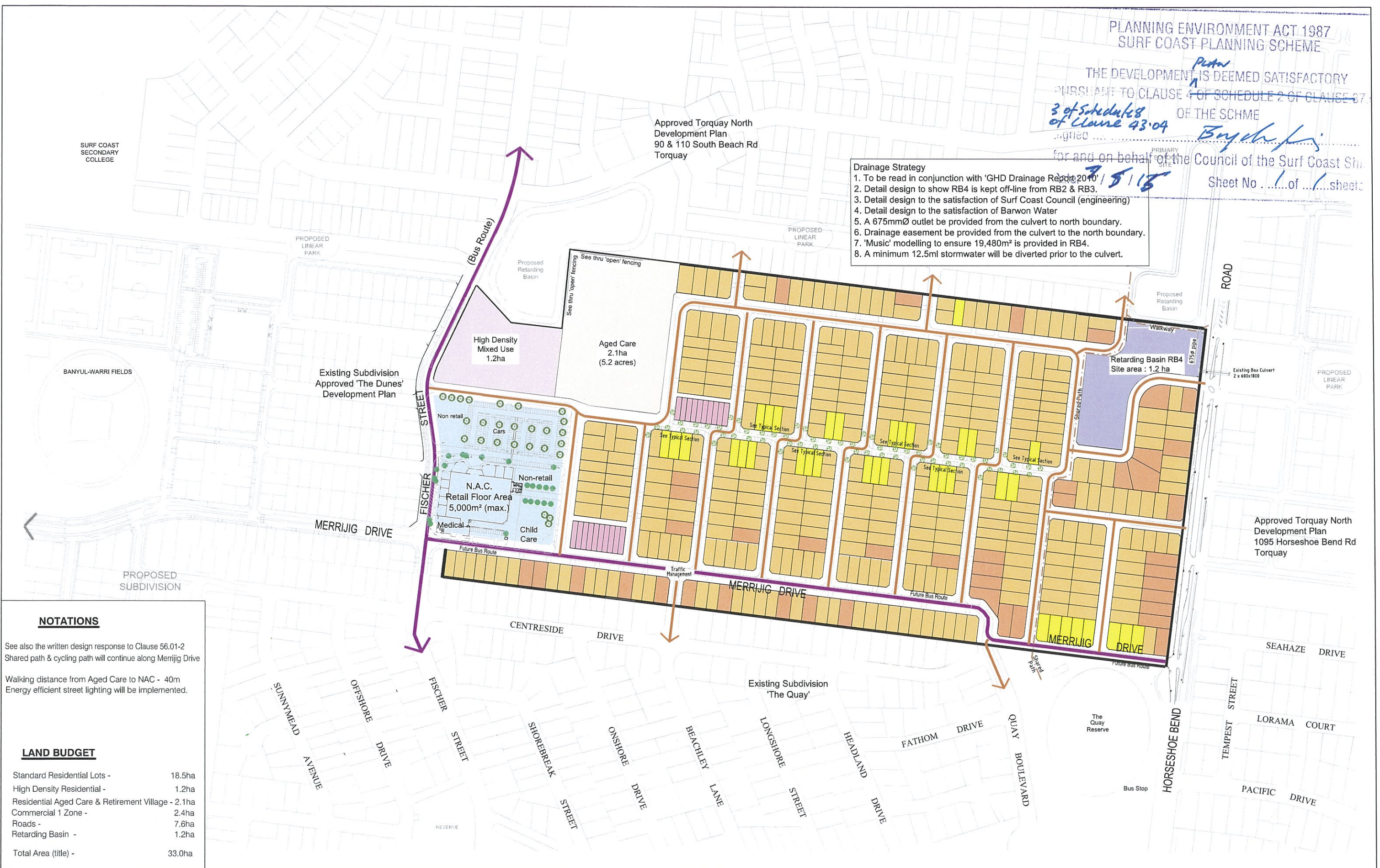
THE DEVELOPMENT IS DEEMED SATISFACTORY
PURSUANT TO CLAUSE 4 OF SCHEDULE 2 OF CLAUSE 37
OF THE SCHEME

*3 of Schedule 8
of Clause 43.04*

7/5/15
for and on behalf of the Council of the Surf Coast Shire

Sheet No. 1 of 1 sheet

Drainage Strategy
1. To be read in conjunction with 'GHD Drainage Report 2010'
2. Detail design to show RB4 is kept off-line from RB2 & RB3.
3. Detail design to the satisfaction of Surf Coast Council (engineering)
4. Detail design to the satisfaction of Barwon Water
5. A 675mmØ outlet be provided from the culvert to north boundary.
6. Drainage easement be provided from the culvert to the north boundary.
7. 'Music' modelling to ensure 19,480m³ is provided in RB4.
8. A minimum 12.5ml stormwater will be diverted prior to the culvert.



NOTATIONS

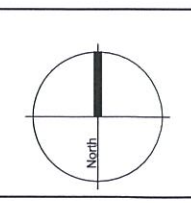
See also the written design response to Clause 56.01-2
Shared path & cycling path will continue along Merrijig Drive
Walking distance from Aged Care to NAC - 40m
Energy efficient street lighting will be implemented.

LAND BUDGET

Standard Residential Lots -	18.5ha
High Density Residential -	1.2ha
Residential Aged Care & Retirement Village -	2.1ha
Commercial 1 Zone -	2.4ha
Roads -	7.6ha
Retarding Basin -	1.2ha
Total Area (title) -	33.0ha

No	Date	Description
A	08.11.11	Development Plan Application
B	08.12.11	Lot A (old school site) removed, replaced by lots; Retarding basins added.
C	03.02.12	Retail area removed from Plan
D	20.08.12	Retail area added to Plan
E	06.06.14	Retirement Village added to Plan
F	26.07.14	Additional notes in response to Council's RFI
G	26.07.14	Further additional notes in response to Council's further requests
H	19.02.15	Minor refinements for Council
K	06.03.15	Re-locate Aged Care near NAC
L	08.04.15	Re-orientate retarding basin; fit road access to existing HSBR construction.

Legend	
	Terrace Lots (less than 300m ²) - 20 lots
	Compact Lots (301-500m ² & frontage < 12m) - 37 lots
	Standard Lots (301-500m ² & frontage > 12m) - 336 lots
	Large Lots (over 500m ²) - 43 lots
	Retail - 5,000m ² Floorspace
	High Density Multi-Level Apartments Subject to further Council Approval
	Local Access Street Level 1
	Local Access Street Level 2



Client The Dunes, Torquay Pty. Ltd. Suite 20, The Clocktower, 255 Drummond Street, Carlton, 3053 Phone 9347 5655 e-mail: ldc@landevco.net.au		Address 1160 Horseshoe Bend Road TORQUAY 3228		Drawing Title Development Plan [East]	
Project The Dunes, Torquay	Drawn mct	Scale 1:2000 @ A1	Date 30.04.15	Project No. 2782	DWG No. April 2015
				Issue No. L	