

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. A 675mmØ outlet be provided from the culvert to north boundary.
5. 'Music' modelling to ensure 9,900m³ is provided in RB4.
6. A minimum 12.5ml stormwater will be diverted prior to the culvert.
7. See also 'Stormwater Drainage Strategy' & 'Functional Design Plan'

NOTATIONS

Shared path & cycling path will continue along Merrijig Drive
 Walking distance from Aged Care to NAC - 40m
 Energy efficient street lighting will be implemented.

See also :
 The written response to Clause 56.01-2
 Stormwater Drainage Strategy Report
 Functional Layout Plan (FLP) & typical street sections
 Functional Design Plan (Retarding Basin & Wetlands)
 Concept Landscape Plan
 Detail Development Plan (Lillium Lane)
 Staging Plan
 Plan of Title, Lots, Reserves & Streets

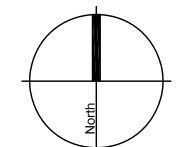
LAND BUDGET

| | |
|----------------------------------|---------------|
| Standard Residential Lots - | 18.5ha |
| High Density Mixed Use - | 0.9ha |
| Residential Retirement Village - | 2.1ha |
| Child Care - | 0.24ha |
| 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; lift road access to existing HSBR construction. |
| M | 02.11.15 | Response to Council's RFI letter dated 14 August 2015. |
| N | 02.03.16 | Response to further discussions with Council. |

Legend

| | | |
|--|----------|---|
| Terrace Lots (less than 300m ²) - | 20 lots | Retail - 5,000m ² Floorspace |
| Compact Lots (301-500m ² & frontage < 12m - | 37 lots | High Density Multi-Level Apartments Subject to further Council Approval |
| Standard Lots (301-500m ² & frontage > 12m - | 336 lots | Local Access Street Level 1 |
| Large Lots (over 500m ²) - | 43 lots | Local Access Street Level 2 |
| Total: 436 lots (16 lots per hectare - indicative) | | |



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The Dunes, Torquay

Client
 1160 Horseshoe Bend Road
 TORQUAY 3228

Address

Project
 mct

Scale
 1:2000 @ A1

Date
 02.03.16

Drawing Title
Development Plan [East]
Planning Permit No. : 15/0316

| Project No. | DWG No. | Issue No. |
|-------------|---------|-----------|
| 2782 | | N |