

OPEN SPACE				
DESCRIPTION	AREA (ha.)	APPORTIONED CREDIT	EQUIVALENT AREA (ha.)	% OF SITE AREA
TOTAL SITE AREA	37.94			
OPEN SPACE ①	0.483	100%	0.483	1.27%
OPEN SPACE ②	0.367	100%	0.367	0.97%
OPEN SPACE ③	1.918	100%	1.918	5.06%
OPEN SPACE ④	0.312	100%	0.312	0.82%
ENCUMBERED SPACE ⑤	0.965	50%	0.483	1.27%
TOTAL OPEN SPACE (INCL. DRAINAGE)	4.045	-	3.563	9.39%

\* Areas based on TGM drawing No. 003134-202B (CIVIL) WETLAND PUBLIC OPEN SPACE REV03.

### LEGEND

#### ROADS

- ACCESS STREET LEVEL 2
- ACCESS PLACE / PARK EDGE
- REAR ACCESS LANE
- ST GEORGES WAY

#### PROPOSED SUBDIVISION

- RESIDENTIAL DENSITY
- MEDIUM DENSITY
- POTENTIAL FUTURE CONNECTION
- \* - LOTS REQUIRING FENCING & SITING CONTROLS VIA RESTRICTION ON THE PLAN OF SUBDIVISION

#### FEATURES

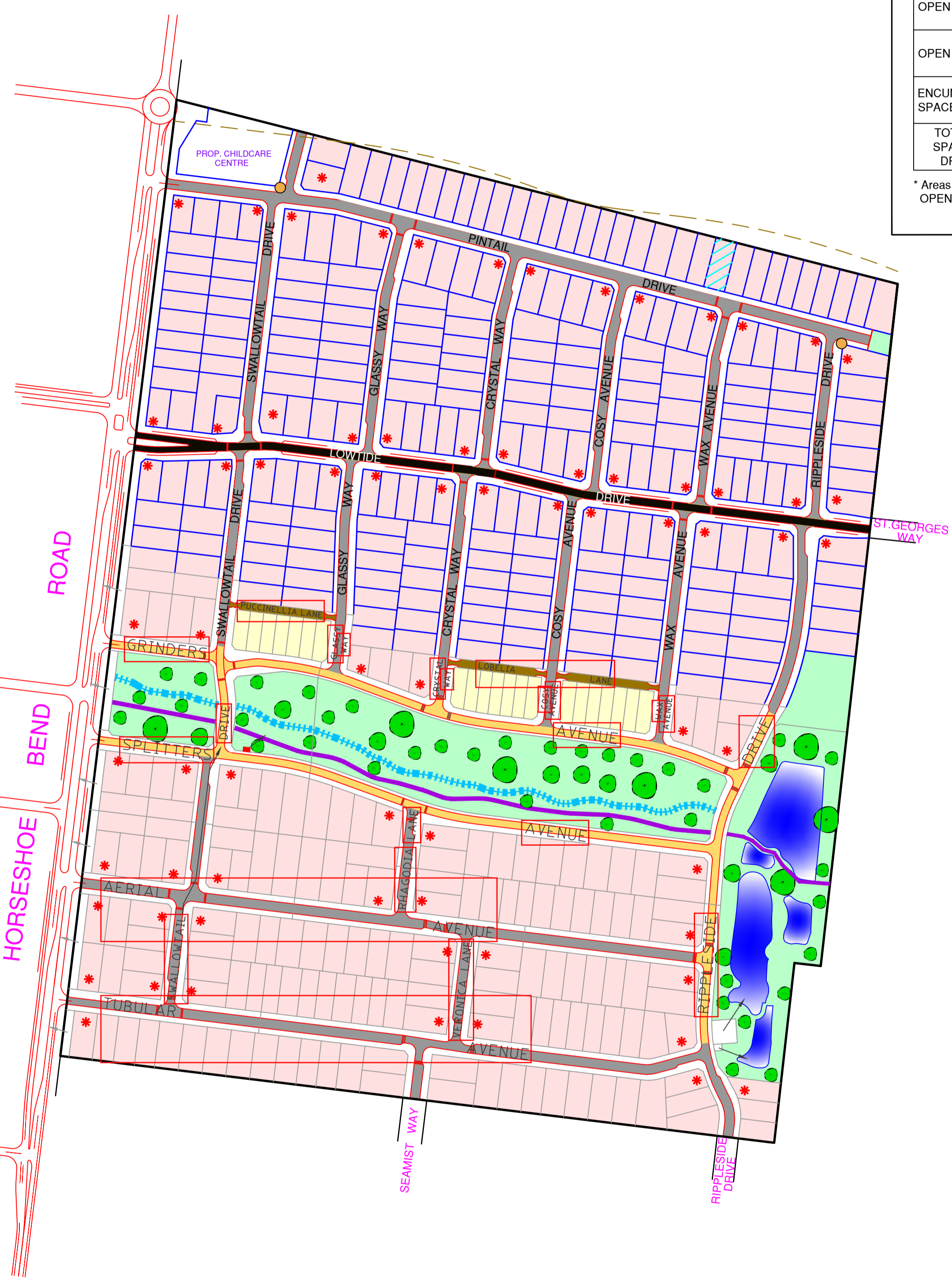
- RESERVE / PUBLIC OPEN SPACE
- BIKE TRAIL & FOOTPATH
- WATER SENSITIVE URBAN DESIGN
- 400m PEDESTRIAN CATCHMENT TO OPEN SPACE
- GARBAGE COLLECTION POINT
- TELECOMMUNICATION COMPOUND
- ELECTRICITY KIOSK

#### LOT TABLE

< 400m <sup>2</sup>	25 LOTS
400m <sup>2</sup> - 499m <sup>2</sup>	102 LOTS
500m <sup>2</sup> - 599m <sup>2</sup>	201 LOTS
600m <sup>2</sup> - 699m <sup>2</sup>	94 LOTS
700m <sup>2</sup> - 799m <sup>2</sup>	8 LOTS
800m <sup>2</sup> +	5 LOTS
3612m <sup>2</sup>	1 LOT
<b>TOTAL</b>	<b>436 LOTS</b>

#### DENSITY

DESCRIPTION	RESIDENTIAL DENSITY	MEDIUM DENSITY
TOTAL LOTS	410	25
DEVELOPABLE AREA	30.94 ha.	0.64 ha.
DENSITY	13.40 LOTS/ha.	33 LOTS/ha.



Project Name  
**HORSESHOE BEND ROAD  
TORQUAY**

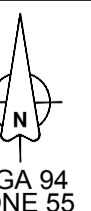
Drawing Title  
**PROPOSED DEVELOPMENT PLAN**

Level Datum -  
Contour Interval -  
Date of Survey -  
Surveyed By -  
Drawn By AD  
Date Drawn 10/05/2016  
Scale 1:2500 @ A2

SCALE 0 25 50 75 100 125 LENGTHS ARE IN METRES

Licensed Surveyor Approved

Project Ref. 14425 Sheet No. Sheet 1 of 1 Rev. 01



#### NOTATIONS

This plan was prepared as a proposed subdivision to accompany a permit application to the Surfcoast Shire and should not be used for any other purpose. The total number of lot's shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

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Rev	Description	Date
01	Plan based on existing records	10/05/2016