

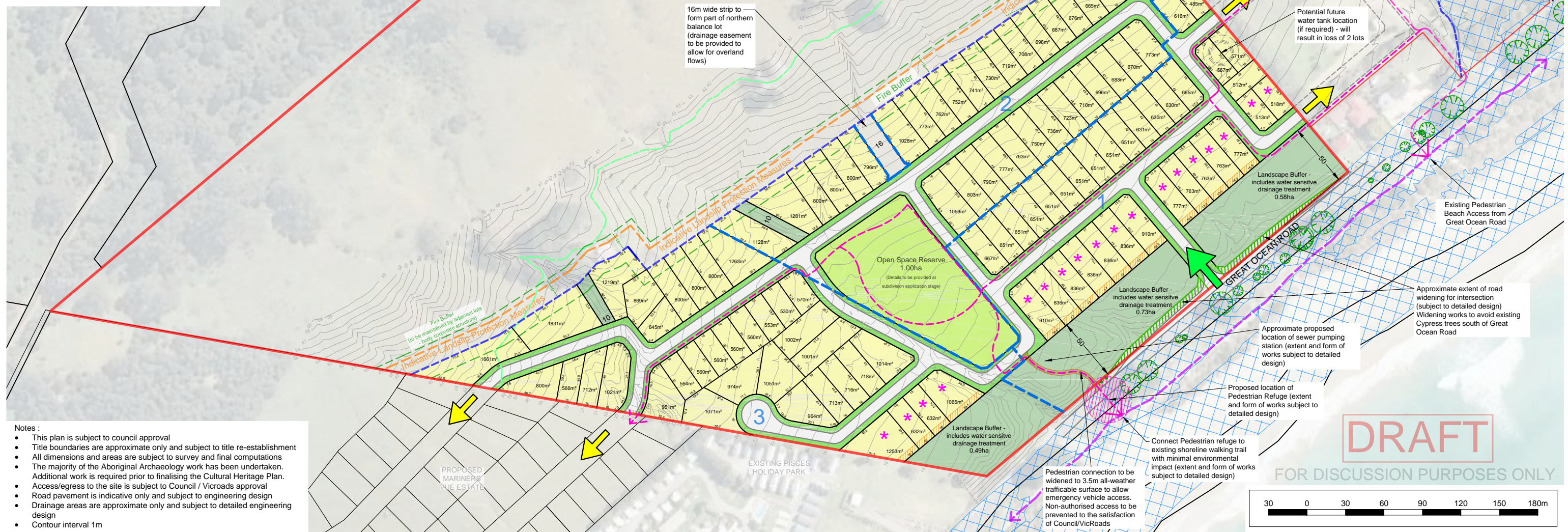
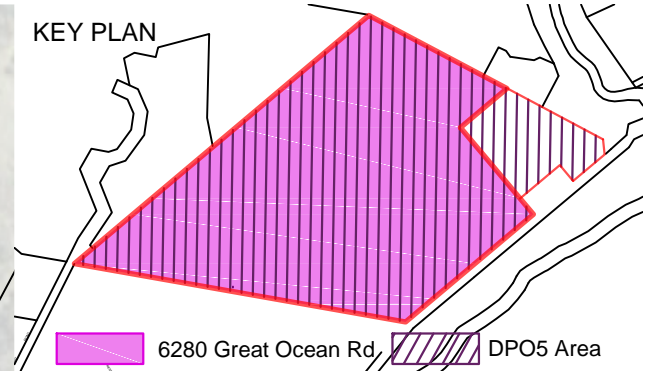
LEGEND

- Site boundary (ATI No.5 Land)
- Adjacent sites (DPO5)
- Existing contours (1m interval)
- 40m contour (no development above)
- Neighbourhood residential zone boundary as provided by DELWP
- Existing shoreline walking trail
- Proposed Road Reserve (subject site)
- Main pedestrian circulation
- Drainage/water tank reserve
- Open space reserve
- Lots
- No building (5m setback)
- Lots to have single storey, 6.5m building height restriction
- Indicative Stage Boundaries (subject to detail design)
- Road connections to adjacent land
- Proposed entrance points from Great Ocean Road
- Land subject to inundation (year 2100 1 in 100 ARI event)
- Roads on adjacent site*

* Indicative concept only - subject to application by separate landholders

Development Summary - 6280 Great Ocean Road

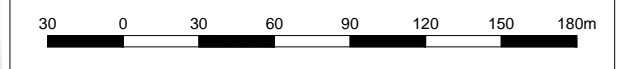
Area of Site (approx)	36.722ha
Area of Lots (103 lots)	8.124ha
Minimum Lot Size	485m ²
Average Lot Size	789m ²
Area of Net Residential Zone (NRZ)	13.967ha
Area outside NRZ	22.755ha
16m strip forming part of northern balance lot	0.081ha



- Notes :**
- This plan is subject to council approval
 - Title boundaries are approximate only and subject to title re-establishment
 - All dimensions and areas are subject to survey and final computations
 - The majority of the Aboriginal Archaeology work has been undertaken. Additional work is required prior to finalising the Cultural Heritage Plan.
 - Access/egress to the site is subject to Council / Vicroads approval
 - Road pavement is indicative only and subject to engineering design
 - Drainage areas are approximate only and subject to detailed engineering design
 - Contour interval 1m

DRAFT

FOR DISCUSSION PURPOSES ONLY



Overall Development Concept
The Beach, Apollo Bay

Australian Tourism Investments Number 5

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