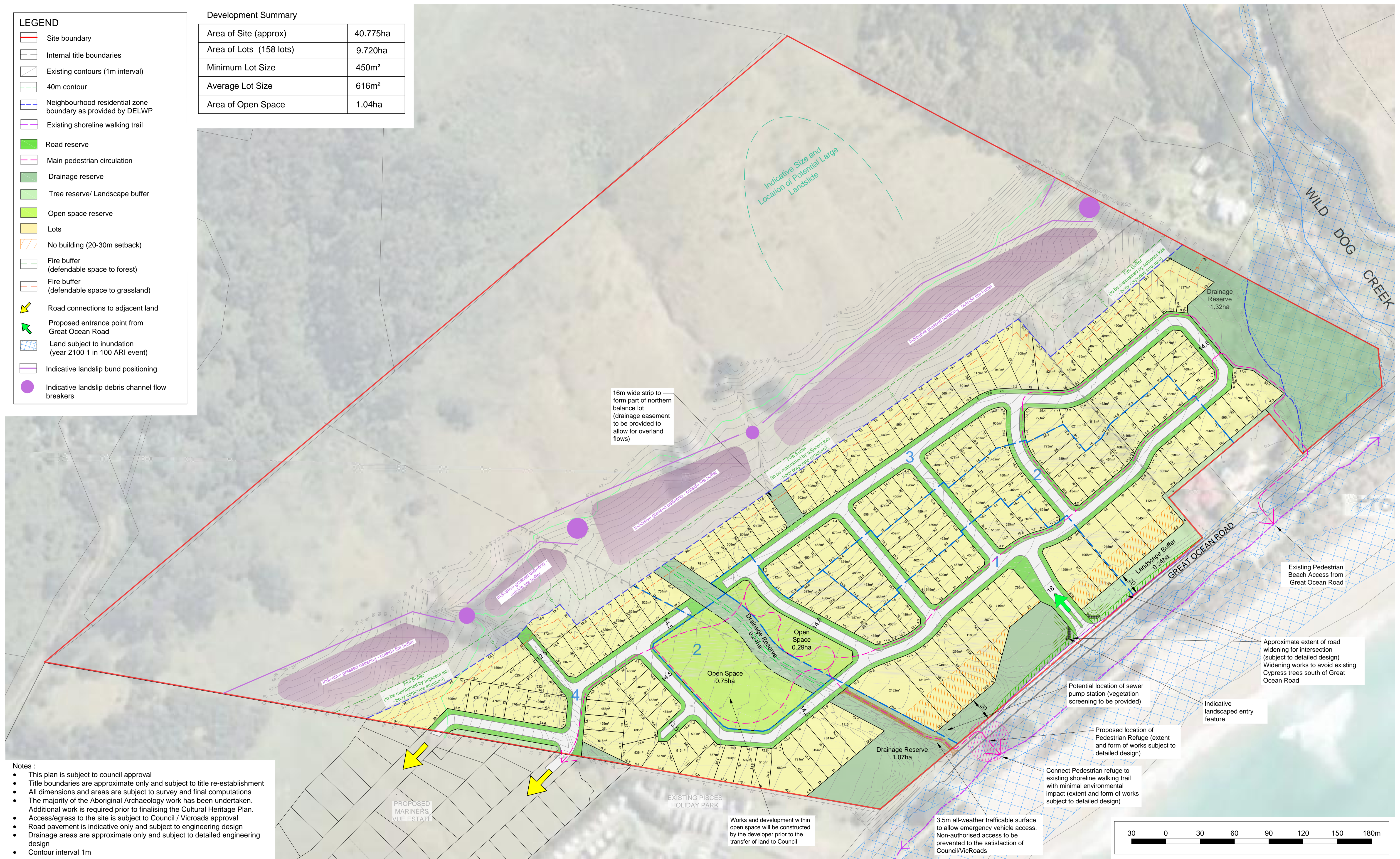


**LEGEND**

- Site boundary
- Internal title boundaries
- Existing contours (1m interval)
- 40m contour
- Neighbourhood residential zone boundary as provided by DELWP
- Existing shoreline walking trail
- Road reserve
- Main pedestrian circulation
- Drainage reserve
- Tree reserve/ Landscape buffer
- Open space reserve
- Lots
- No building (20-30m setback)
- Fire buffer (defendable space to forest)
- Fire buffer (defendable space to grassland)
- Road connections to adjacent land
- Proposed entrance point from Great Ocean Road
- Land subject to inundation (year 2100 1 in 100 ARI event)
- Indicative landslip bund positioning
- Indicative landslip debris channel flow breakers

**Development Summary**

|                         |                   |
|-------------------------|-------------------|
| Area of Site (approx)   | 40.775ha          |
| Area of Lots (158 lots) | 9.720ha           |
| Minimum Lot Size        | 450m <sup>2</sup> |
| Average Lot Size        | 616m <sup>2</sup> |
| Area of Open Space      | 1.04ha            |



- 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

Overall Development Plan  
The Beach, Apollo Bay

**DRAFT**

FOR DISCUSSION PURPOSES ONLY

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| Version | Date     | Description                              | Drafted | Approved |
|---------|----------|--|---------|----------|
| 21      | 14.11.17 | Amended as per Council/Client Comments   | LN      | LN       |
| 22      | 20.11.17 | Lot Layout, Drainage and Staging amended | LN      | LN       |
| 23      | 29.11.17 | Lots & Drainage amended                  | LN      | LN       |
| 24      | 30.11.17 | No Build Zone' removed                   | CK      | MF       |
| 25      | 17.01.18 | Eastern Overland Flow Path Added         | LN      | LN       |

| Version | Date     | Description                                     | Drafted | Approved |
|---------|----------|---|---------|----------|
| 16      | 02.06.17 | New road & lot layout - SKETCH ONLY             | CK      | LN       |
| 17      | 07.06.17 | New road, lot & open space layout - SKETCH ONLY | CK      | MF       |
| 18      | 14.09.17 | New road, lot & open space layout               | LN      | CK       |
| 19      | 28.09.17 | Roads & lots amended                            | CK      | LN       |
| 20      | 02.10.17 | Lots amended, entrance widened                  | LN      | LN       |

Date: 17.01.18  
Version No: 25  
Job No: 3313  
Scale (A1): 1:1500  
Scale (A3): 1:3000