

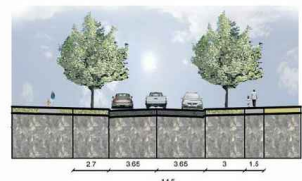
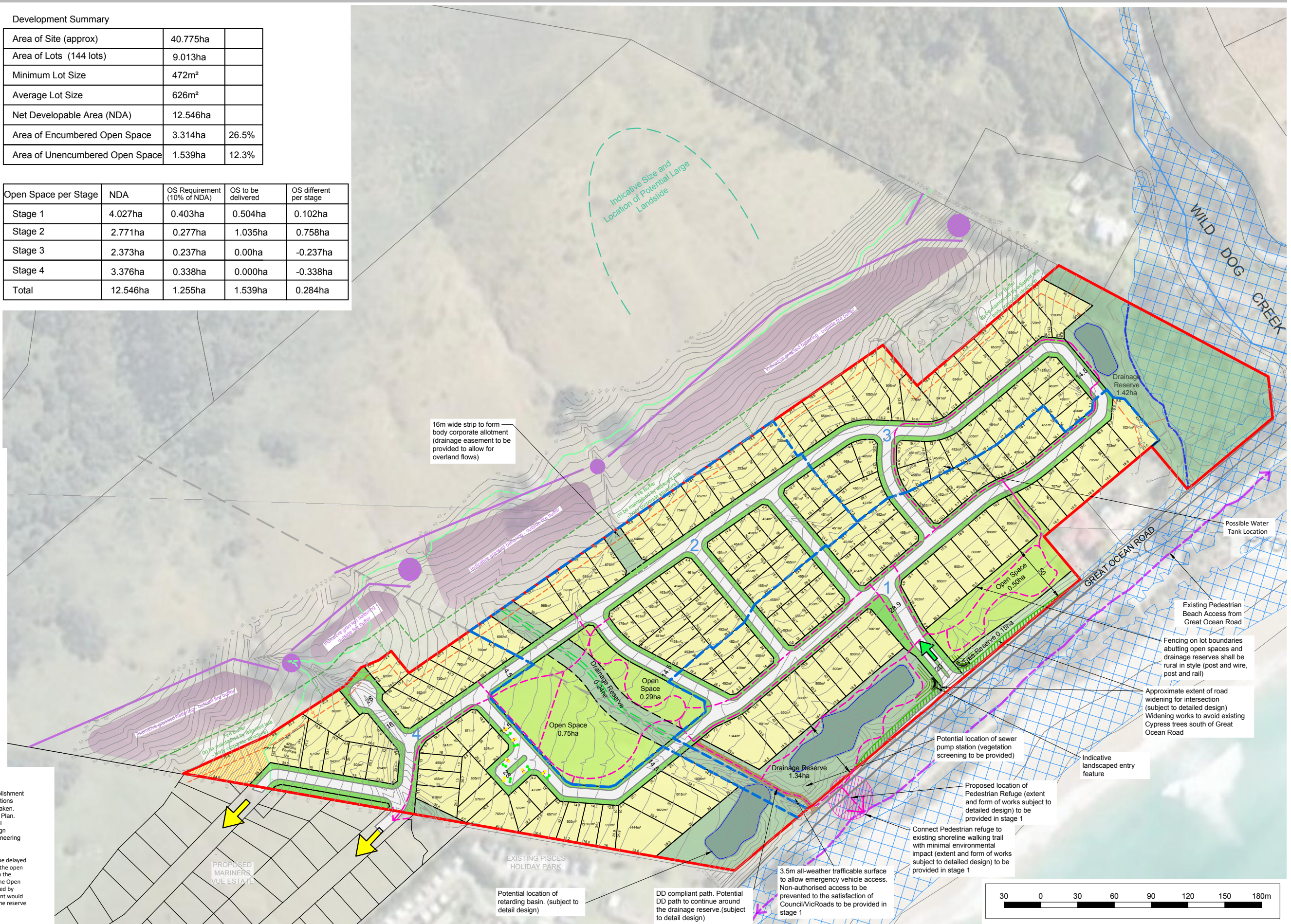
**LEGEND**

- 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
- Building exclusion zone (above 40m contour)
- 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 protection measures
- Indicative landslip debris channel flow breakers

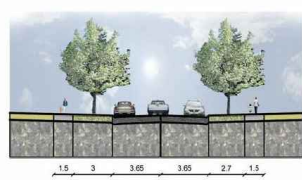
**Development Summary**

Area of Site (approx)	40.775ha	
Area of Lots (144 lots)	9.013ha	
Minimum Lot Size	472m <sup>2</sup>	
Average Lot Size	626m <sup>2</sup>	
Net Developable Area (NDA)	12.546ha	
Area of Encumbered Open Space	3.314ha	26.5%
Area of Unencumbered Open Space	1.539ha	12.3%

Open Space per Stage	NDA	OS Requirement (10% of NDA)	OS to be delivered	OS different per stage
Stage 1	4.027ha	0.403ha	0.504ha	0.102ha
Stage 2	2.771ha	0.277ha	1.035ha	0.758ha
Stage 3	2.373ha	0.237ha	0.00ha	-0.237ha
Stage 4	3.376ha	0.338ha	0.000ha	-0.338ha
<b>Total</b>	<b>12.546ha</b>	<b>1.255ha</b>	<b>1.539ha</b>	<b>0.284ha</b>



Typical Section - Local Access Street Adjacent to Open Space (NTS)



Typical Section - Local Access Street (NTS)

- Notes:**
- This plan is subject to council approval
  - All roads are 16m in width unless noted otherwise
  - 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
  - \*To assuage Council's concerns that the remaining Open Space may be delayed by the long-term leasehold that exists on the land on which much of the open space is situated, the developer will provide a signed agreement with the Leaseholder of the land, allowing the developer to locate and build the Open Space and any required associated infrastructure, if and when required by Council (in this case, with Stage 2 of the development). The Agreement would also allow for the subdivision of the land and the transfer of title of the reserve to Council.\*

Version	Date	Description	Drafted	Approved	Version	Date	Description	Drafted	Approved
32	22.11.18	Client Requested Amendments	LN	LN	27	26.02.18	Front row lots amended to suit fire requirements	LN	LN
33	13.02.19	Pedestrian Links Amended	LN	LN	28	27.02.18	Front Row Lots amended to suit Client Comments	LN	LN
34	15.08.19	Amended to Council comments	WB	WB	29	13.07.18	Design Amended Following VCAT Decision	LN	LN
35	20.08.19	Amended to Council and client comments	WB	WB	30	22.08.18	Client Requested Amendments	LN	LN
36	28.10.19	Amended open space table	WB	WB	31	17.11.18	Amendments in response to Council Comments	LN	LN

Date: 28.10.19  
 Version No: 36  
 Job No: 3313  
 Scale (A1): 1:1500  
 (A3): 1:3000

