

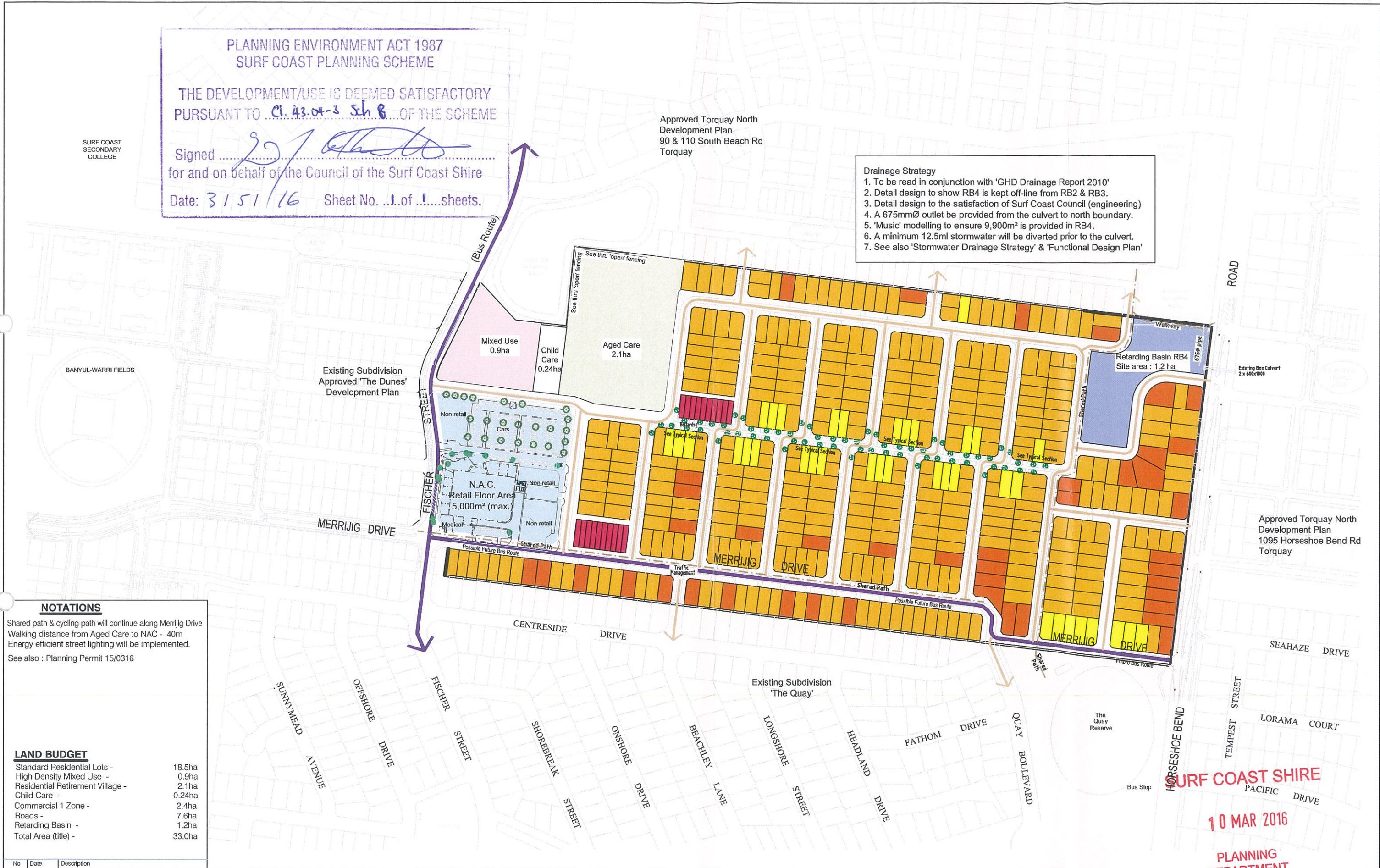
PLANNING ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME

THE DEVELOPMENT/USE IS DEEMED SATISFACTORY
PURSUANT TO Cl. 43.04-3 Sch B OF THE SCHEME

Signed *[Signature]*
for and on behalf of the Council of the Surf Coast Shire
Date: 31/5/16 Sheet No. 1 of 1 sheets.

Approved Torquay North
Development Plan
90 & 110 South Beach Rd
Torquay

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 : Planning Permit 15/0316

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; fit road access to existing HSBP 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. Move Child Care

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)		



Client The Dunes, Torquay Pty. Ltd. Suite 20, The Clocktower, 255 Drummond Street, Carlton, 3063 Phone 9347 5655 e-mail: ldc@landevco.net.au		Address 1160 Horseshoe Bend Road TORQUAY 3228		Drawing Title Development Plan [East] Planning Permit No. : 15/0316	
Project The Dunes, Torquay	Drawn mct	Scale 1:2000 @ A1	Date 02.03.16	Project No. 2782	DWG No. Issue No. N

10 MAR 2016

PLANNING DEPARTMENT

SURF COAST SHIRE
PACIFIC DRIVE