



- LEGEND**
- Precincts:
- Golf Course
  - Residential - Zone 1 (max. 7.5m above natural ground level)
  - Residential - Zone 2 (max. 10.5m above natural ground level)
  - Medium Density - Zone 1 (max. 7.5m above natural ground level)
  - Medium Density - Zone 2 (max. 10.5m above natural ground level)
  - Moonah Woodland - Public Conservation & Recreation Zone
  - Public Reserve
  - Indigenous Revegetation Zone (includes Previous Cleared Land)
  - Existing Vegetation - To be retained
  - Saltmarsh - Environmental Rural Zone
  - Amenity Lake (incl. Urban Wetlands)
  - Clubhouse & Recreation Centre Potential Future Commercial Area
  - Golf Course - Maintenance Facility
  - Public Road Reserve

Residential - Zone 1  
max 7.5m above natural ground level

Lot Schedule	
Residential	400
Medium Density	200
Residential Hotel Lots	100
<b>Total Lots</b>	<b>700</b>

- Amendments :**
- 05.03.01 Update of ; Title/Saltmarsh boundary, public roads layout, Zone 1 residential, B&W graphics.
  - 09.03.01 Update of ; Redesign of Resid/Urban layout
  - 14.03.01 Notes to Western & Southern boundary
  - 23.03.01 Modifications as per Contour Consultants
  - 27.03.01 Addition of Golf Course layout
  - 03.04.19 Saltmarsh boundary & notes
  - 14.04.01 Deletion of G.C. detail & change of saltmarsh color & line type
  - 14.04.01 Modifications to Saltmarsh inlet graphics.
  - 14.04.01 Deletion of existing fencing
  - 14.04.01 Amend to Saltmarsh & Moonah Woodland.
  - 22.07.02 Revision of roads, pods & medium density areas.
  - 21.03.03 Update Street & Pod areas
  - 20.03.04 Title changed, addition of Hotel Lots to Lot Schedule & update pod areas on western edge of site.
  - 10.10.19 Amend categorisation of Lot S26

**SURF COAST SHIRE COUNCIL**  
**Planning Department**

14/10/2019  
PLANNING & ENVIRONMENT ACT 1988  
**SURF COAST PLANNING SCHEME**  
PG19/0085 / D19/152000

This Sands Torquay Comprehensive Development Plan complies with the requirements of Clause 2 of CD22 of the Surf Coast Planning Scheme

SCALE 1:2500 @A1 1:5000 @ A3

0 250m

Approval Number: PG19/0085

Date: 25/10/2019 Sheet No: 1 of 4



**THE SANDS, TORQUAY**  
RESIDENTIAL LAKES & GOLF COURSE DEVELOPMENT  
COMPREHENSIVE DEVELOPMENT PLAN (04.06.04)

Digitally Signed by the Responsible Authority  
M. Watt



Level 1, Building 5,  
60A Church Street,  
Richmond 3121  
Tel: 03 9421 5933  
Fax: 03 9421 5944  
Email: gbla@gbla.com.au

**THIS IS NOT A BUILDING APPROVAL**

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