

- KEY:**
- PARCEL BOUNDARY
  - STAGE BOUNDARY
  - LOT AREAS 200m<sup>2</sup> - 249m<sup>2</sup>
  - LOT AREAS 250m<sup>2</sup> - 299m<sup>2</sup>
  - LOT AREAS 300m<sup>2</sup> - 349m<sup>2</sup>
  - LOT AREAS 350m<sup>2</sup> - 399m<sup>2</sup>
  - LOT AREAS 400m<sup>2</sup> - 449m<sup>2</sup>
  - LOT AREAS 450m<sup>2</sup> - 499m<sup>2</sup>
  - LOT AREAS 500m<sup>2</sup> - 549m<sup>2</sup>
  - ROAD PAVEMENT
  - 1.5m WIDE FOOTPATH
  - 2.5m WIDE SHARED PATH
  - NATURESTRIP
  - POS/WALKWAYS
  - DRAINAGE RESERVE
  - Q100 WATER LEVEL

**AREA BREAKDOWNS**

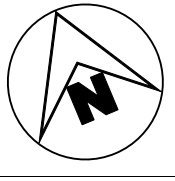
Overall Development	
Total Area	12.54 Ha
Drainage Reserve	0.48 Ha
Public Open Space	0.89 Ha
Walkways	0.18 Ha
POS & Walkways Combined	1.07 Ha
Roads	2.62 Ha
Lots	8.37 Ha
NDA of Land	10.99 Ha
Number of Lots	202
Average Lot Size	414 m <sup>2</sup>
Lots/NDA	18.4

**Lots Per Stage**

Stage	Ref	# Lots
1	16	38+13 (51)
2	18	38
3	19	37
4	17	48
5	20	28
		189 (202)

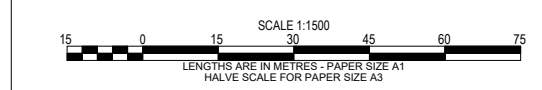
- GENERAL NOTES**
- REFER TO "OPEN SPACE LANDSCAPE MASTERPLAN" PREPARED BY POLLEN FOR FURTHER DETAILS ON THE OPEN SPACE.
  - TITLE INFORMATION SHOWN ON THIS PLAN IS APPROX. ONLY AND IS BASED ON INFORMATION COLLECTED BY TOMKINSON FROM NORMAL SOURCES AND SOME DISCREPANCIES MAY BE APPARENT. A COMPREHENSIVE INVESTIGATION OF ALIGNMENTS AND FREEHOLD TITLE HAS NOT BEEN MADE.
  - DWELLINGS ABUTTING EAST-WEST PATHWAYS MUST HAVE SURVEILLANCE AND ACTIVATION OF THE PATHWAYS TO ENSURE SAFETY AND AMENITY OF THE PATHWAYS.
  - OVERLAND FLOW IS TO BE CONVEYED THROUGH THE ROADS WITH THE EXCEPTION OF THE WESTERN MOST EAST-WEST PATHWAY WHICH MAY INCLUDE A COMBINATION OF OVERLAND FLOW AND UNDERGROUND DRAINAGE. NO UNDERGROUND DRAINAGE OR OVERLAND FLOW IS TO BE CONVEYED THROUGH THE PUBLIC OPEN SPACE OTHER THAN TO SERVICE THE OPEN SPACE IF REQUIRED.
  - TREATMENT OF THE ROAD RESERVE ADJACENT TO THE EAST-WEST PATHWAYS (FOR EXAMPLE, THROUGH LINEMARKING, SIGNAGE, SURFACE TREATMENT) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
  - AERIAL PHOTOGRAPHY IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS OR BE PLACED ACCURATELY AGAINST TITLE.
  - CONTOUR INTERVAL 0.5m

F	STAGE 01 BOUNDARY AMENDED	MM	PW	MM	31/08/22
E	TABLE CHANGED, ROAD NAMES AS PER THE LATM ADDED	MM	PW	MM	22/08/22
D	STAGING UPDATED	MM	MM	MM	09/08/22
C	PRELIMINARY ISSUE - FOR INFORMATION ONLY - LOT NUMBERS 1919-1927 RE-ORDERED	MM	PW	MM	22/06/22
B	PRELIMINARY ISSUE - FOR INFORMATION ONLY - RELEASE 17, 20 AND 16D ADDED	MM	PW	MM	09/05/22
A	PRELIMINARY ISSUE - FOR INFORMATION ONLY	MM	MM	MM	08/04/22
REV		DES	DWG	CHK	DATE



**Tomkinson**  
 SURVEY • ENGINEERING • PLANNING • PROJECT MANAGEMENT

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**ESTUARY II**  
**ASH ROAD, LEOPOLD**  
**RELEASE OVERLAY**  
 CITY OF GREATER GEELONG PP TSD  
 ASH ROAD LEOPOLD PTY LTD

DWG STATUS: **CONCEPT**

PROJECT & DWG No: **A4041-MP06**

REV: **F**