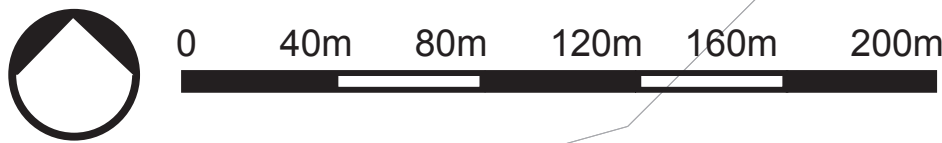


ARCHAEOLOGICAL SITES			
Site	Size (Approx.)	Conservation Value	Impact
Rur 1	Tba	High	Nil
Rur 2	90m X 120m	High	Nil
Rurif1	Na	Low	Removal
Pad 1	100m X 60m	Moderate	Nil
Pad 2	140m X 60m	Moderate	Nil
Pad 3	70m X 40m	Low	Partial
Pad 4	70m X 25m	Low	Nil
Pad 5	100m X 50m	Moderate	Nil
Pad 6	100m X 30m	Moderate	Nil
Pad 7	80m X 40m	Moderate	Nil
Pad 8	100m X 40m	Moderate	Nil

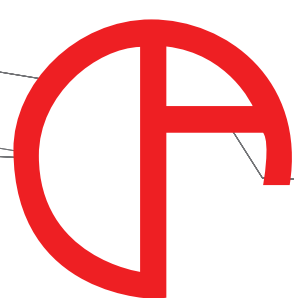
- LEGEND
- Conservation Area
 - Ecological Zone
 - Riparian Corridor
 - Scenic Protection Area
 - Asset Protection Setback
 - Sewage Treatment Plant Buffer Zone
 - Sewage Treatment Plant and Fencing
 - Stormwater Easement
 - Archaeological Site
 - Slope >33%
 - Blackbutt Woodland
 - Spotted Gum / Iron Bark Open Forest
 - Swamp Oak Open Forest
 - Banksia Scrub
 - Dry Gully Rain Forest
 - Existing Trees
 - Potential Ecological Corridor
 - Creek Corridor
 - Lakes and Dams
 - SEPP14 Bevan Wetland
 - Site Boundary
 - Application Boundary



BEVAN ROAD - CONCEPT APPLICATION
CONSTRAINTS MAP

Drawing: CA-001-J | Issued for: Approval | Dated: 08.07.2008 | Drawing Issued for Approval

RD drawing number : RDSK-CA-001 | issue: concept issue for part 3A application



From vision to venture >



LEGEND

	TOTAL AREA	173.59 Ha
	DEVELOPABLE LAND	128.59 Ha
	Residential and Infrastructure	113.38 Ha
	Open Space, Recreation and/or Facilities	15.21 Ha
	DEFERRED AREA*	6.08 Ha
	NON-DEVELOPABLE LAND:	38.92 Ha
	Conservation Area	38.92 Ha

SEPP14 Bevia Wetland

Site Boundary

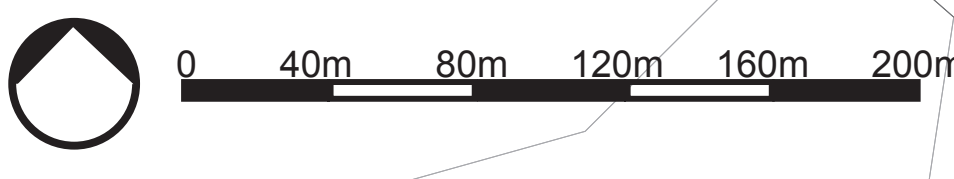
Application Boundary

NOTE:

All Drainage/fauna crossings to be resolved in detail design

* Area of future residential development subject to separate Development Application with Council and further agreement with Council in relation to Odour and Noise operation of the STP

RD drawing number : RDSK-CA-002 | issue: concept issue for part 3A application



BEVIAN ROAD - CONCEPT APPLICATION

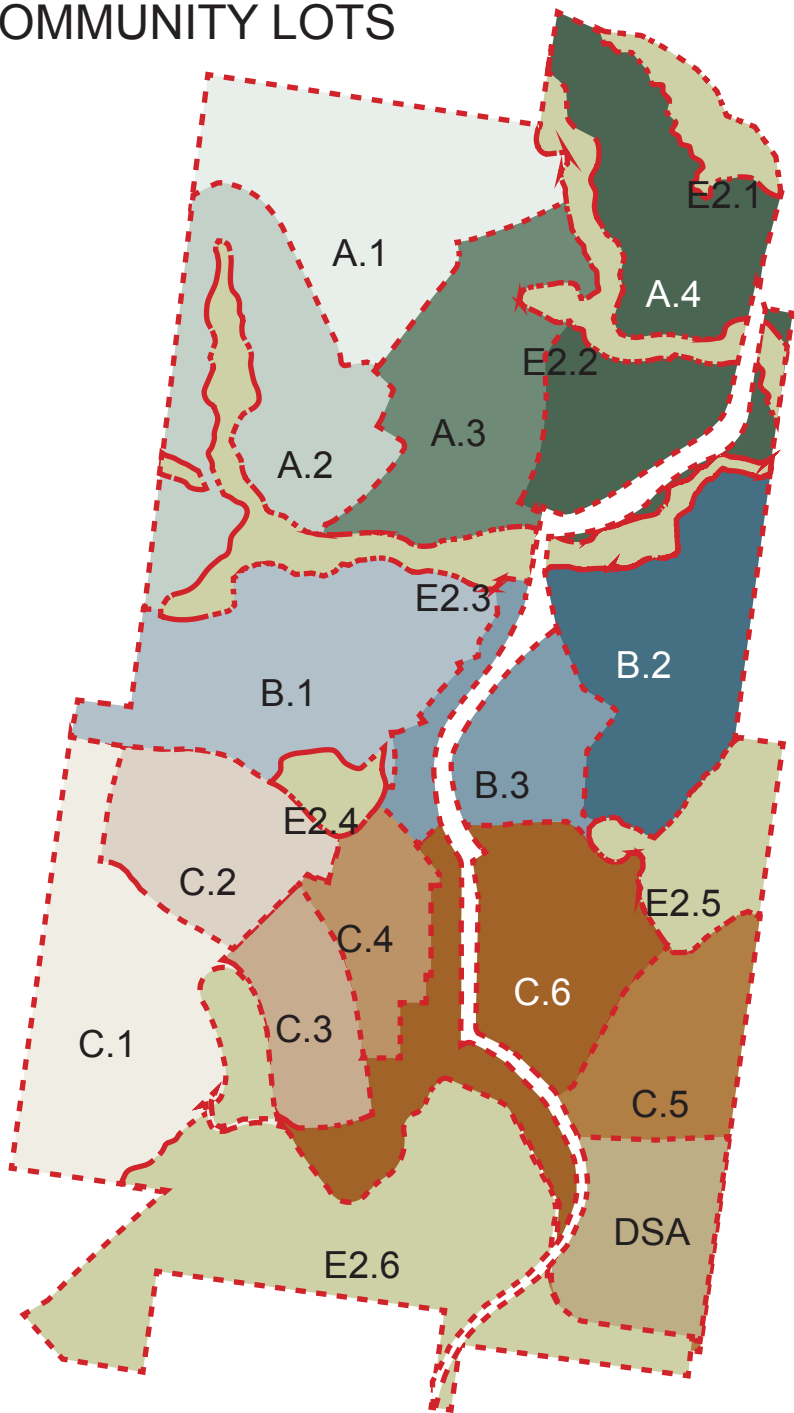
DEVELOPABLE AREA DIAGRAM

Drawing: CA-002-J | Issued for: Approval | Dated: 08.07.2008 | Drawing Issued for Approval



Note: Proposed lot and road boundaries do not overlap / encroach into 1(a) zone

LEGEND
COMMUNITY LOTS



- LAND USE AND DEVELOPMENT LOTS**
- The Centre Zone (Mixed Residential-Commercial)**
Height: Maximum 2 Storeys
Typical Lot Sizes: 450m² - 550m²
Number of Lots: 10
- The Centre Zone (Retail)**
Height: Maximum 2 Storeys
Lot Size: 625m²
Number of Lots: 1

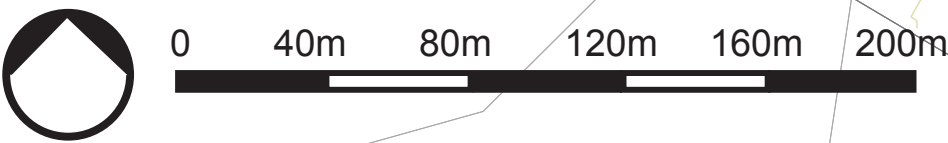
- RESIDENTIAL:**
- The General Zone**
Height: Maximum 2 Storeys
Typical Lot Sizes: 450m² - 600m²
Number of Lots: 182
- The Suburban Zone**
Height: Maximum 2 Storeys
Typical Lot Sizes: 450m² - 750m²
Number of Lots: 142
- The Edge Zone**
Height: Maximum 2 Storeys
Typical Lot Sizes: 600m² - 1200m²
Number of Lots: 201
- The Country Zone**
Height: Maximum 2 Storeys
Typical Lot Sizes: 800m² - 4000m²
Number of Lots: 256

- TOTAL LOTS: 792**
- Community Buildings**
contained in Community Lot NB C.6* (Civic)
Height: Maximum 2 Storeys
Lot Size: 504m², 256m²
- Deferred Super Lot Area**
Area of future residential development subject to separate Development Application with Council and further agreement with Council in relation to Odour and Noise operation of the STP

- ROADS:**
- Access Road (Min. 15m)
 - Boulevard (Min. 25.4m)
 - Main Street (Min. 19.0m)
 - Avenue (Min. 24.6m)
 - Civic Street (Min. 14.0m)
 - Road - Type 1 (14.65m)
 - Road - Type 2 (15.65m)
 - Park Edge Drive - Type 1 (15.35m)
 - Park Edge Drive - Type 2 (16.35m)
 - Lanes (4-6m)
 - Existing Road / Maintenance Track
- OTHERS:**
- Conservation Area
 - Open Space, Recreation and/or Facilities (Ecological Zone)
 - Open Space, Recreation and/or Facilities
 - Contours at 1m Interval
 - Lakes and Dams
 - Bevian Wetland
 - Existing Zoning
 - Site Boundary
 - Application Boundary

* NOTE: NP = Neighbourhood Precincts

RD drawing number: RDSK-CA-003 | issue: issued for part 3A application



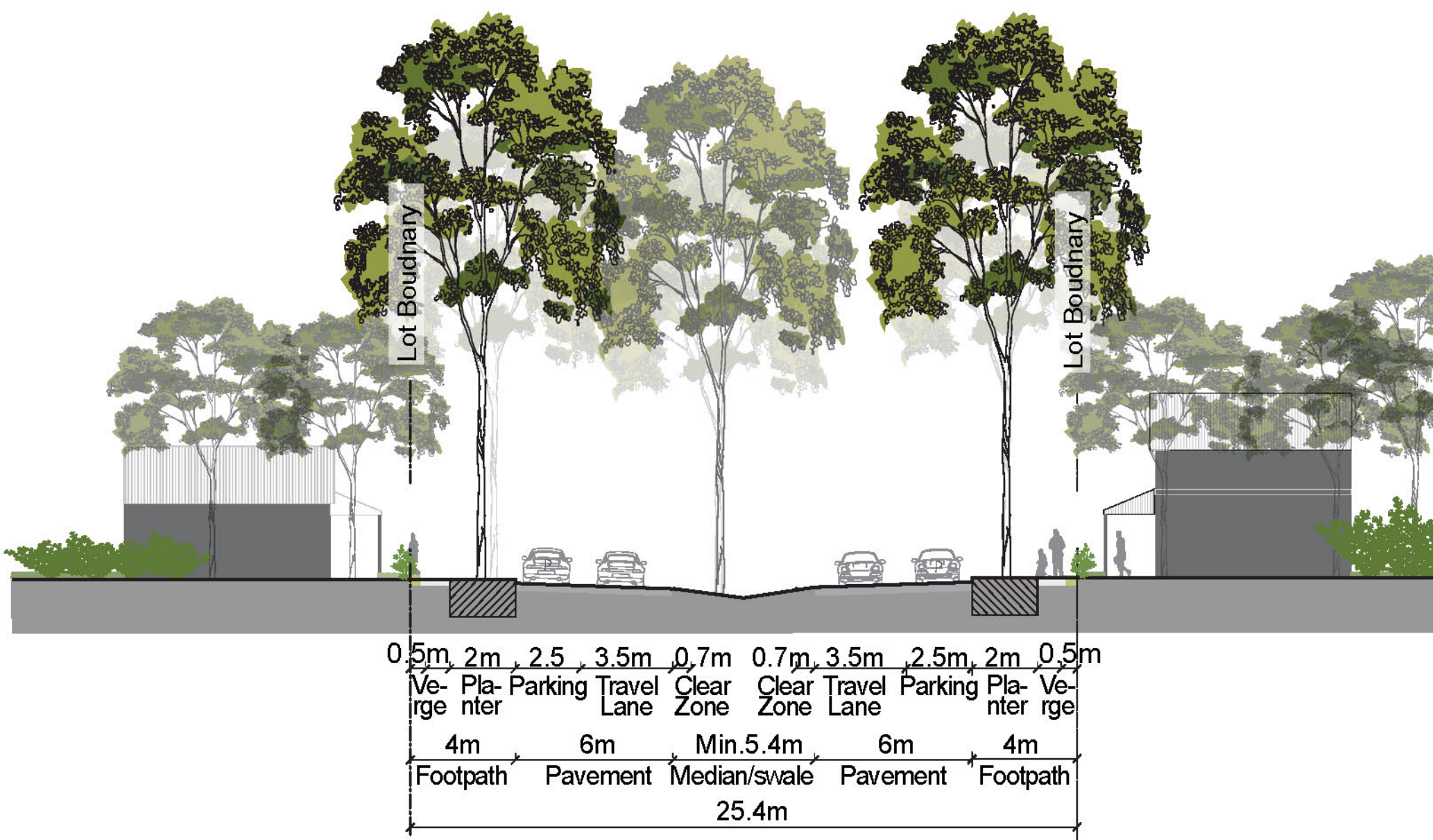
BEVIAN ROAD - CONCEPT APPLICATION
CONCEPT SUBDIVISION PLAN

Drawing: CA-003-K | Issued for: Approval | Dated: 08.07.2008 **Drawing Issued for Approval**

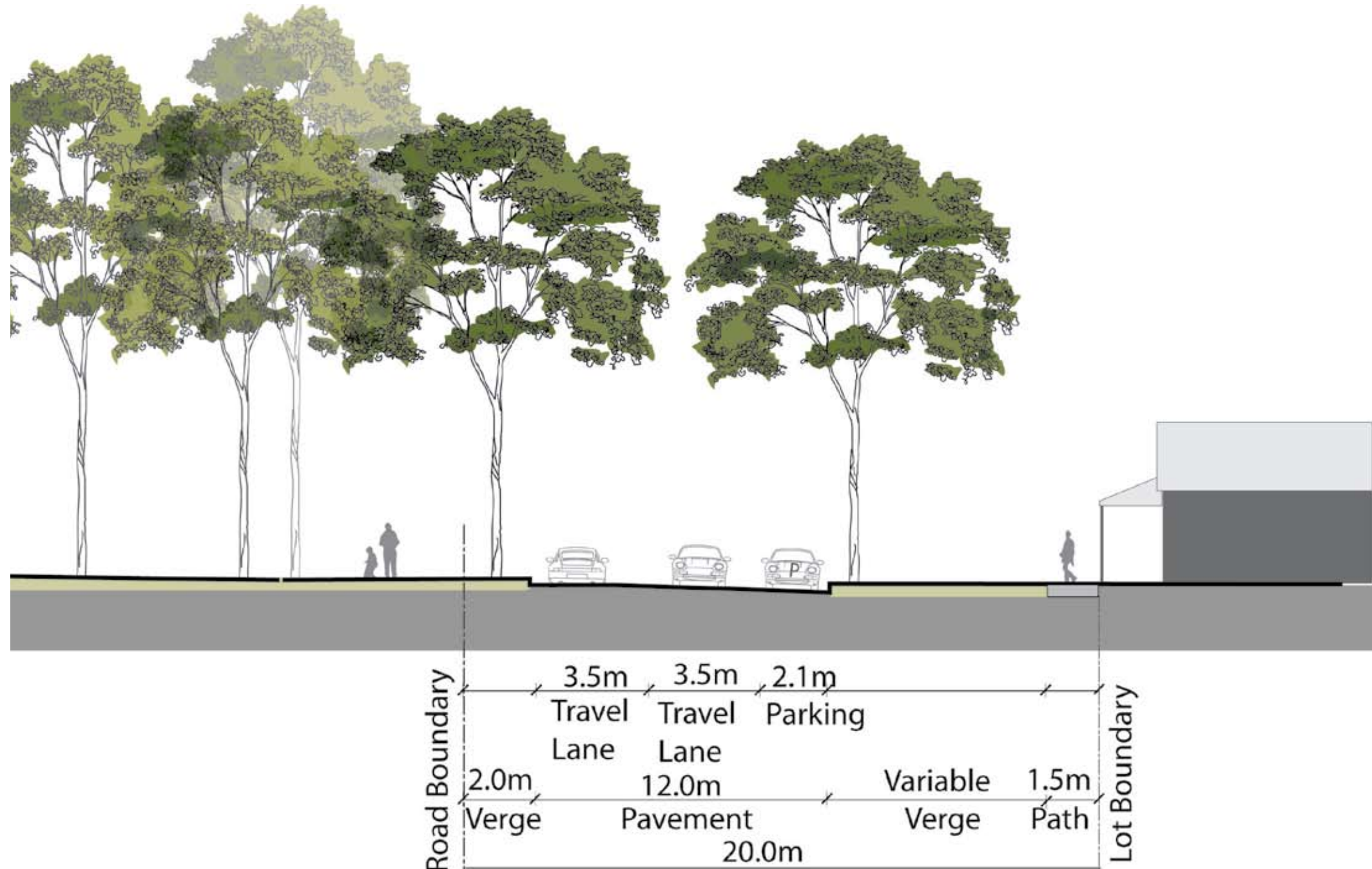




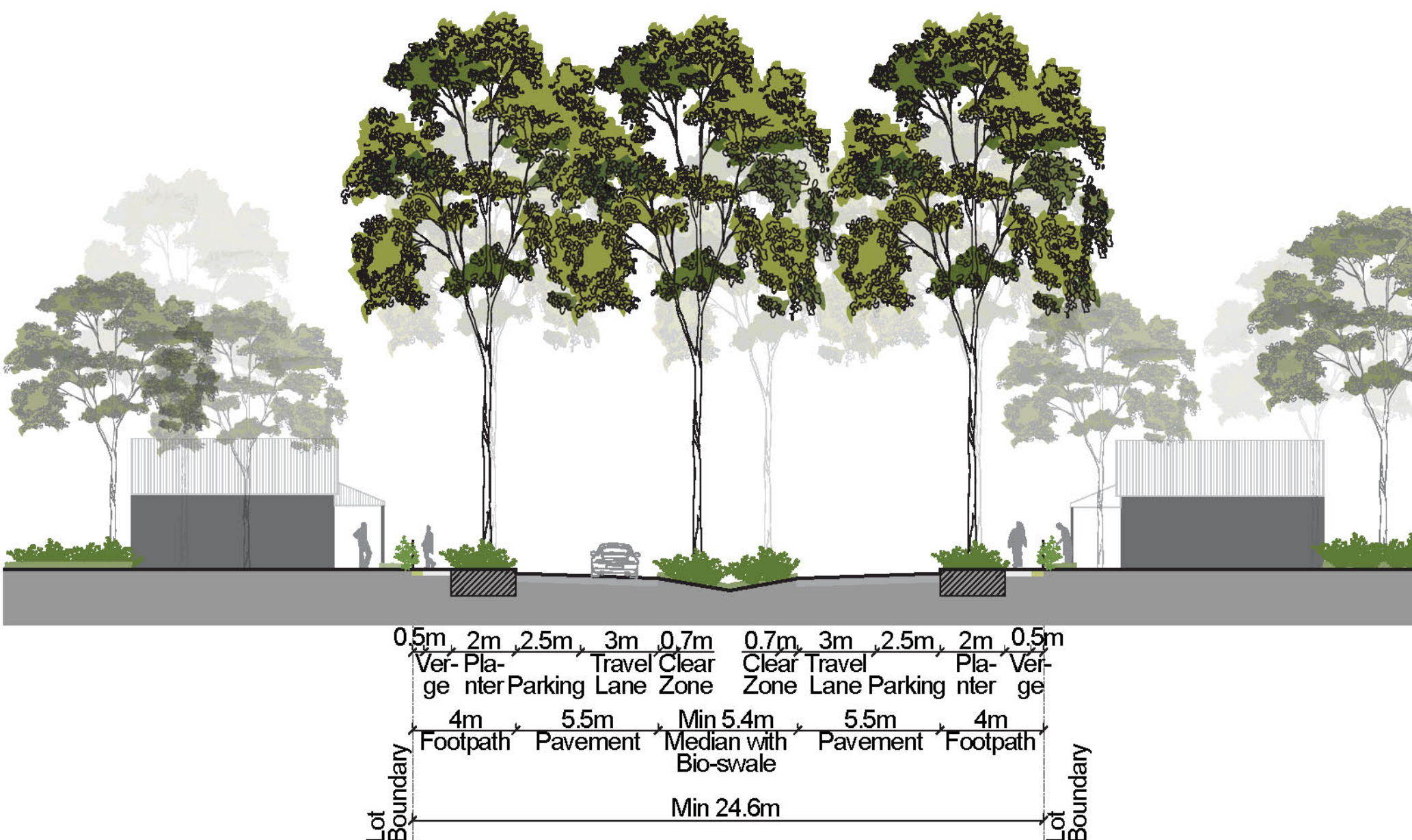
Section - Boulevard



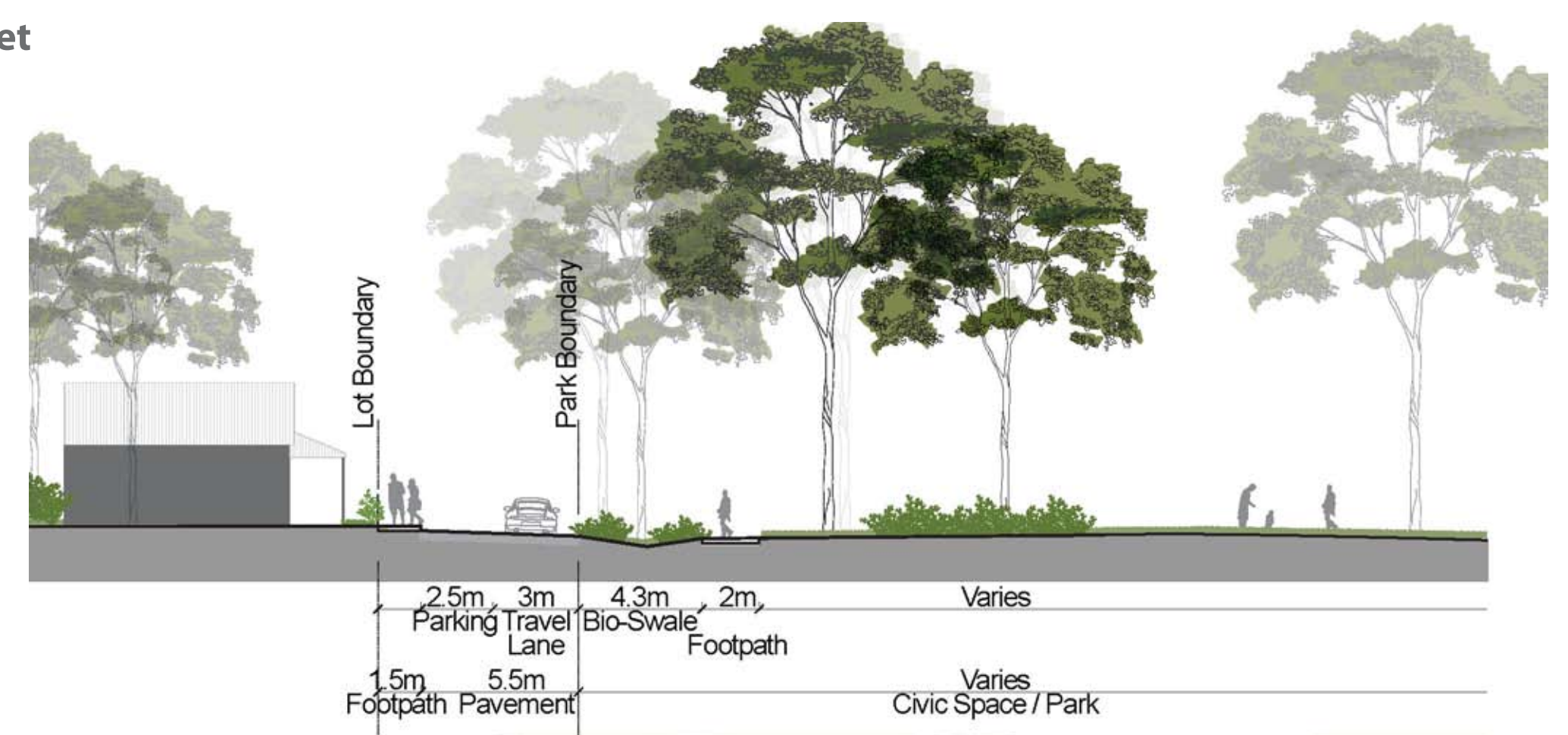
Section - Main Street



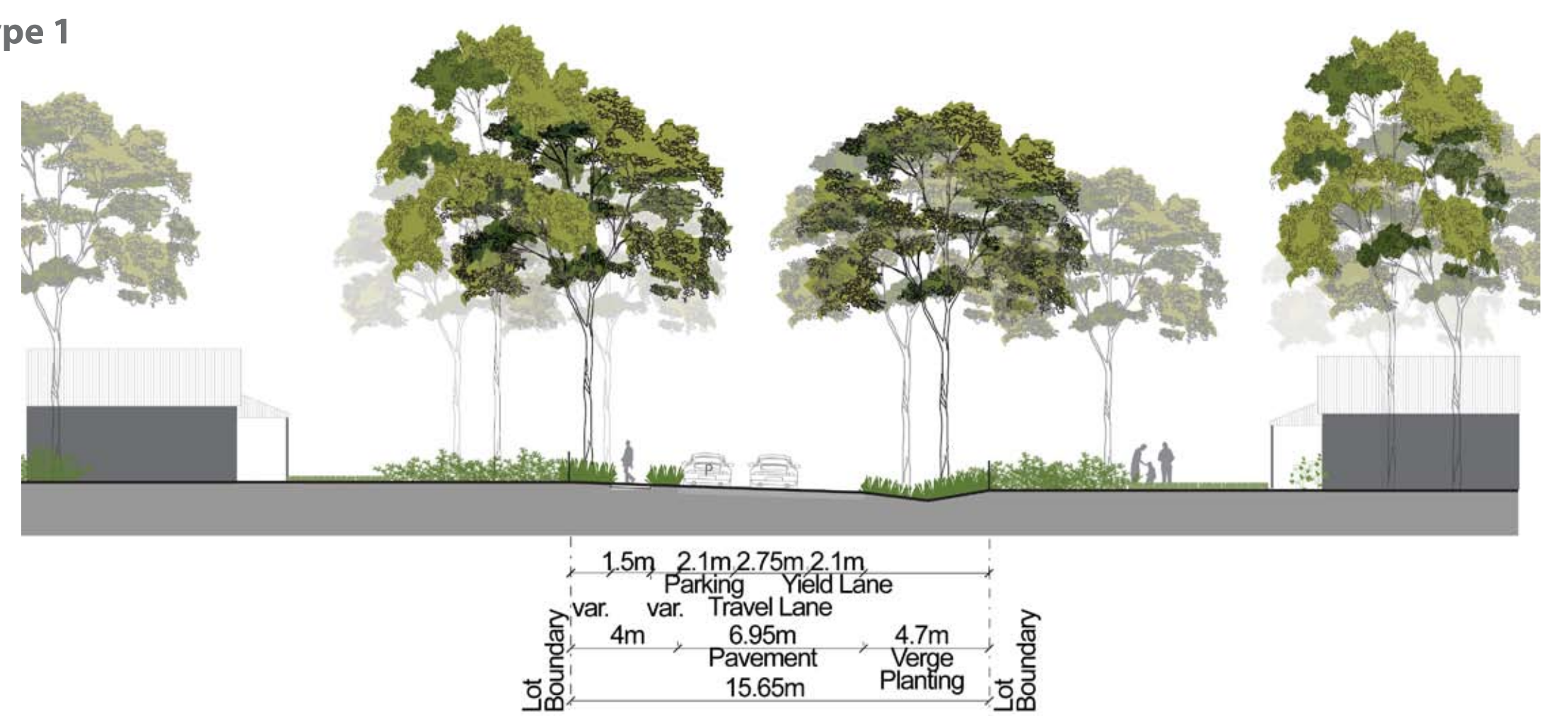
Section - Avenue



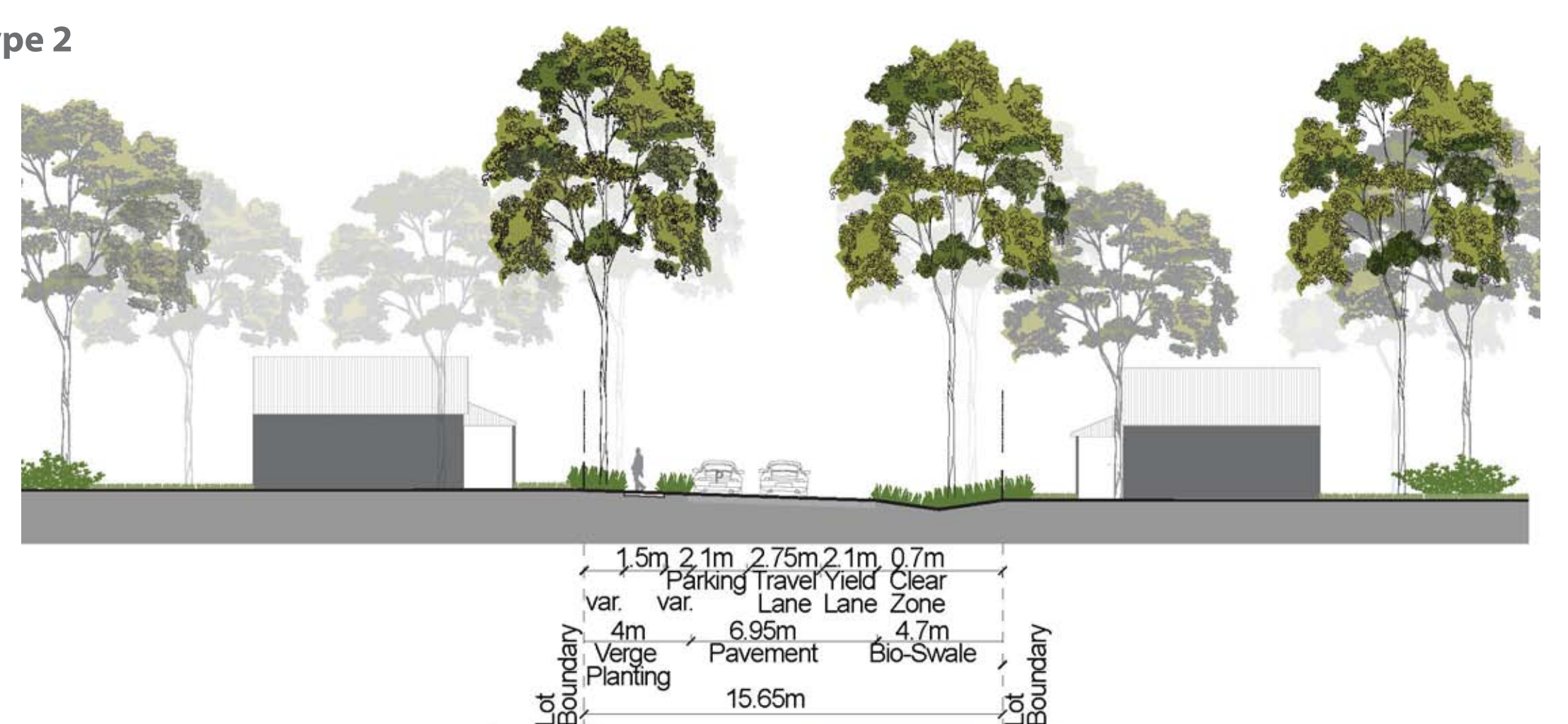
Section - Civic Street



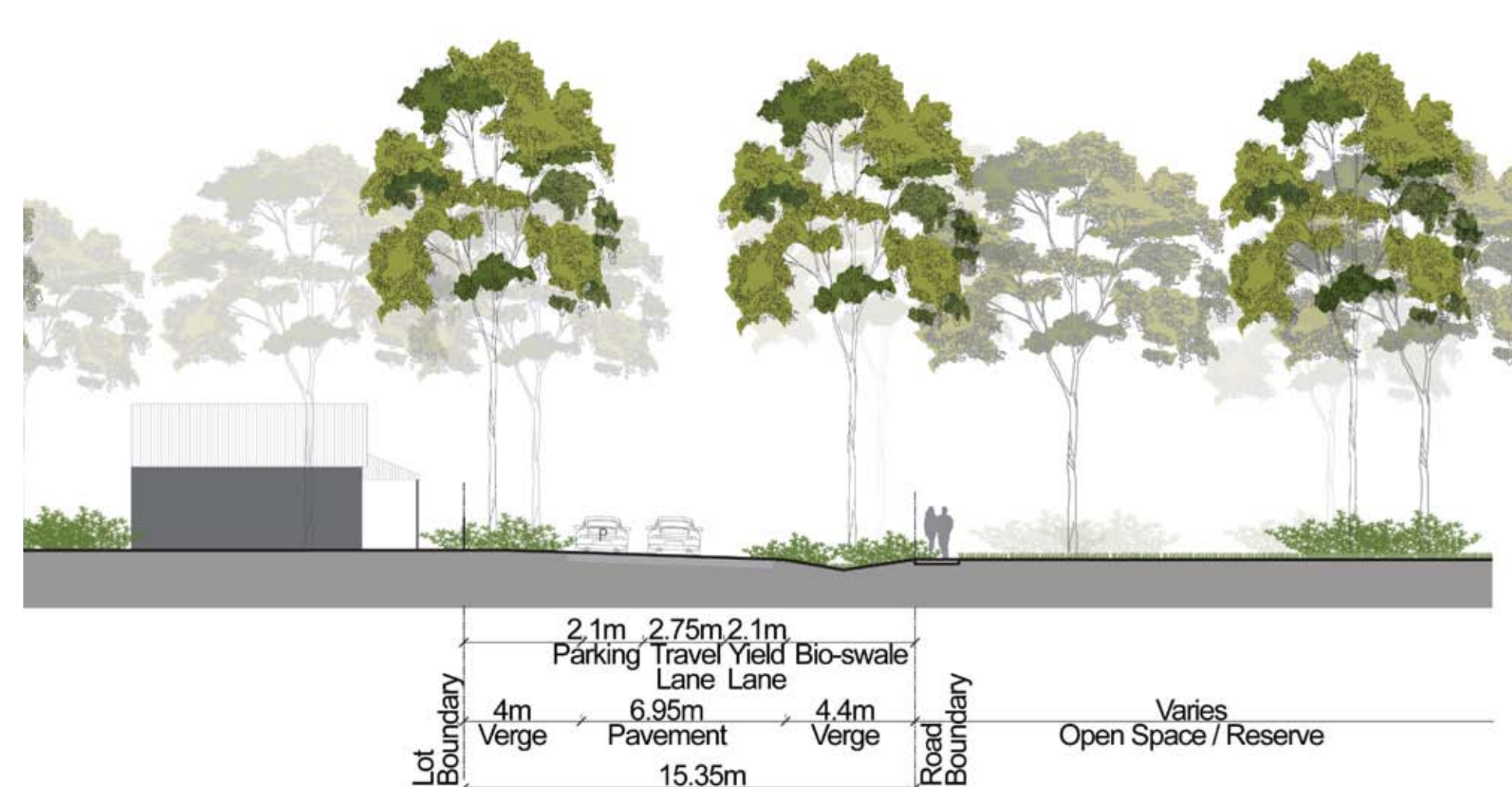
Section - Road Type 1



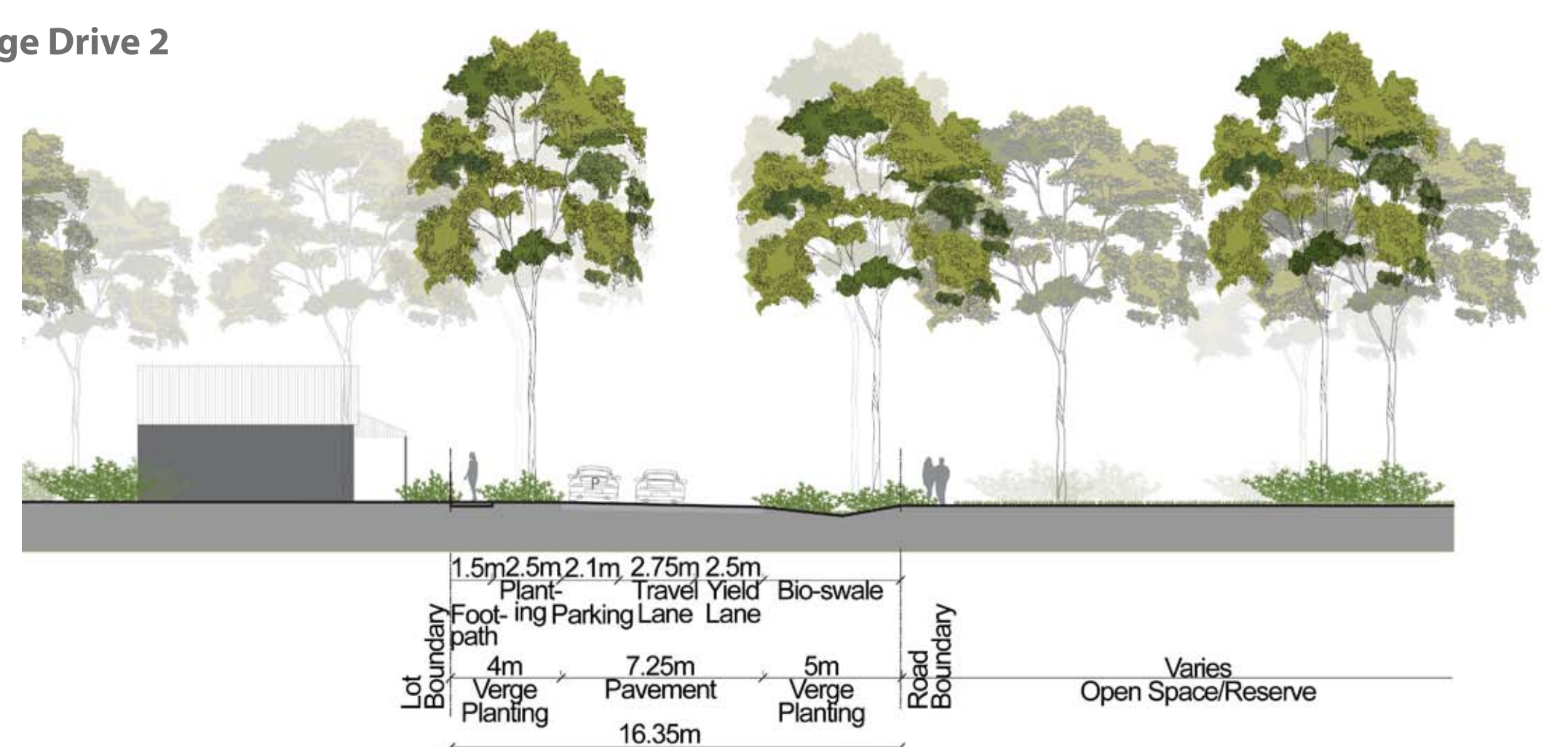
Section - Road Type 2



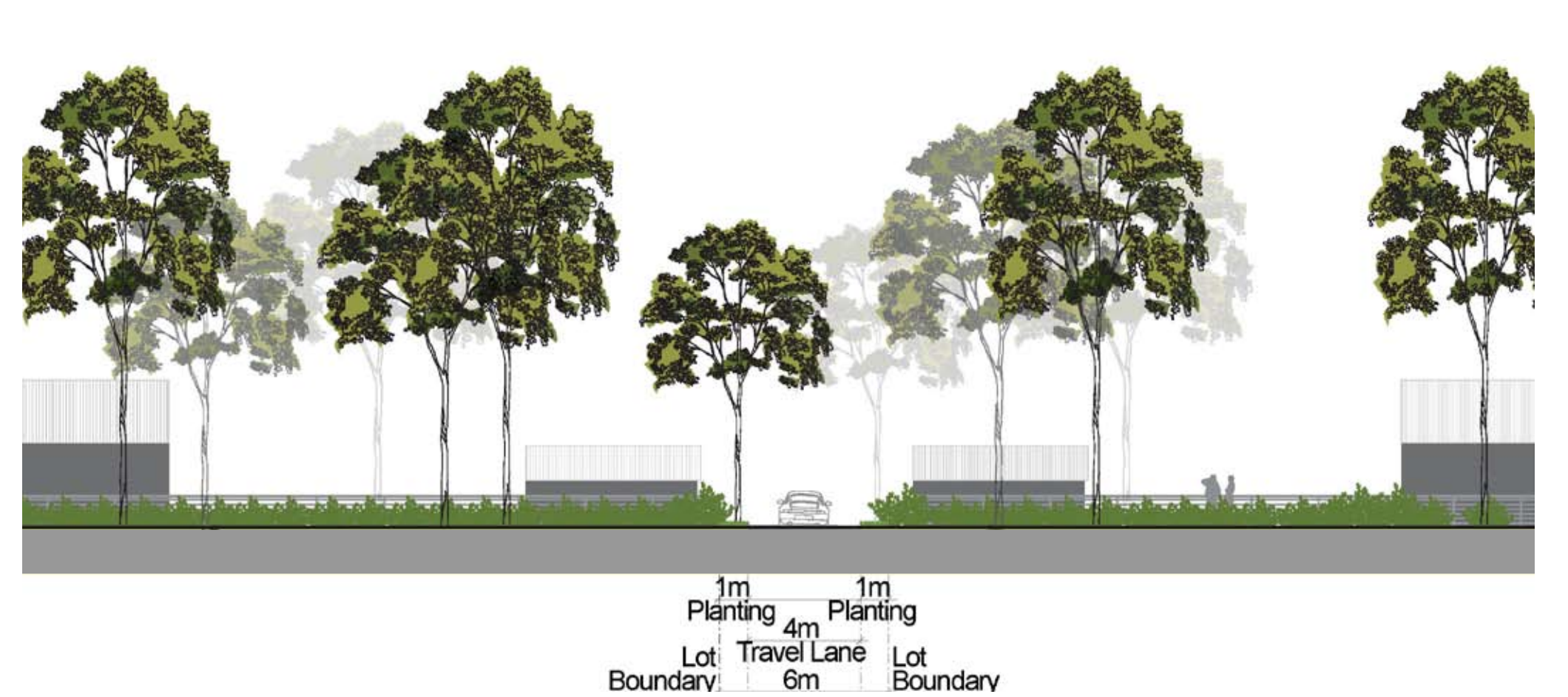
Section - Park Edge Drive 1



Section - Park Edge Drive 2



Section - Lanes



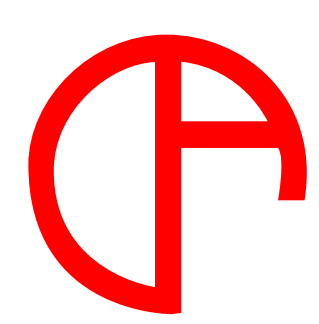
Note:
Street sections shown above are typical sections. Final configuration is subject to site condition and detail design resolution

RD drawing number : RDSK-CA-004 | Issue: issued for part 3A application

BEVIAN ROAD - CONCEPT APPLICATION

CONCEPT ROAD HIERARCHY PLAN & SECTIONS

Drawing: CA-004-I | Issued for: Approval | Dated: 08.07.2008 | Drawing Issued for Approval



From vision to venture >



LEGEND

- 1** The Centre Square
Active square with sculptures and water feature using recycled rain water. The Centre Square becomes a weekend market or summer outdoor theatre
- 2** Neighbourhood Green
Small park with community facility, feature trees and seating area
- 3** Green Link
Connecting The Knoll Parkland to the Bevan Wetland open space with feature flowering trees along the corridor. At a designated season of the year the unobstructed view through the green link to the ocean is highlighted by a burst of bloom
- 4** The Knoll Parkland
Large Open Space with open views of the valley below and ocean beyond encompassing remnants Banksia Scrub, look out platform, BBQ shelters and picnic area
- 5** Conservation Area / Riparian Corridor
Restoration Planting with fully structured vegetation as per ESMP Restoration Schedule
- 6** Detention Basin
- Existing Trees Retained
- Feature Trees
Feature tree species in different neighbourhoods to generate a sense of space
- Street Tree Planting (Allee or Alternative)
- Park and/or Restoration Planting with fully structured vegetation as per ESMP Restoration Schedule
- Pedestrian and/or Cycle Path
- Timber Deck
- Aquatic Herbal Field / Wetlands Planting
- Minimum Asset Protection Setback
- Conservation Zone
- Creek Corridor / Detention Basin
- SEPP14 Bevan Wetland Boundary

NOTE:
• Final community facility to be decided through community consultation
• Planting in Conservation Area and Ecological Zone to be in accordance with ESMP Restoration Schedule

RD drawing number : RDSK-CA-005 | issue: concept issue for part 3A Application

BEVIAN ROAD - CONCEPT APPLICATION
LANDSCAPE CONCEPT PLAN

Drawing: CA-005-G | Issued for: Approval | Dated: 08.07.2008 | Drawing Issued for Approval

