


















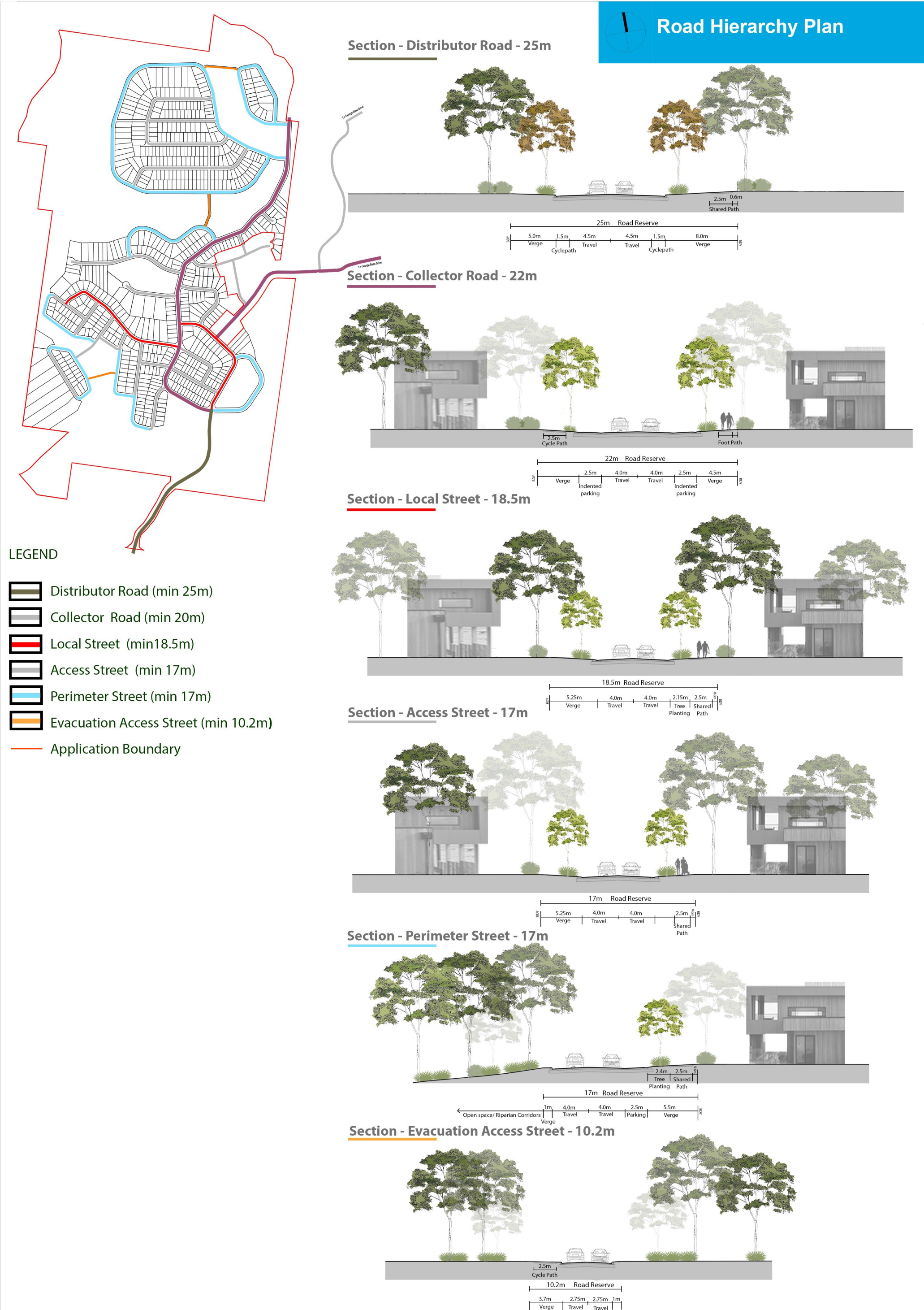
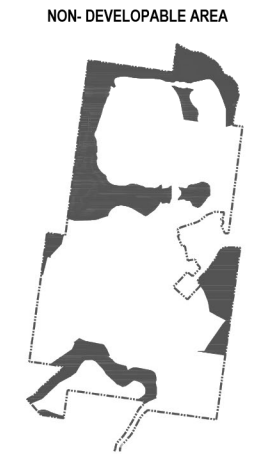
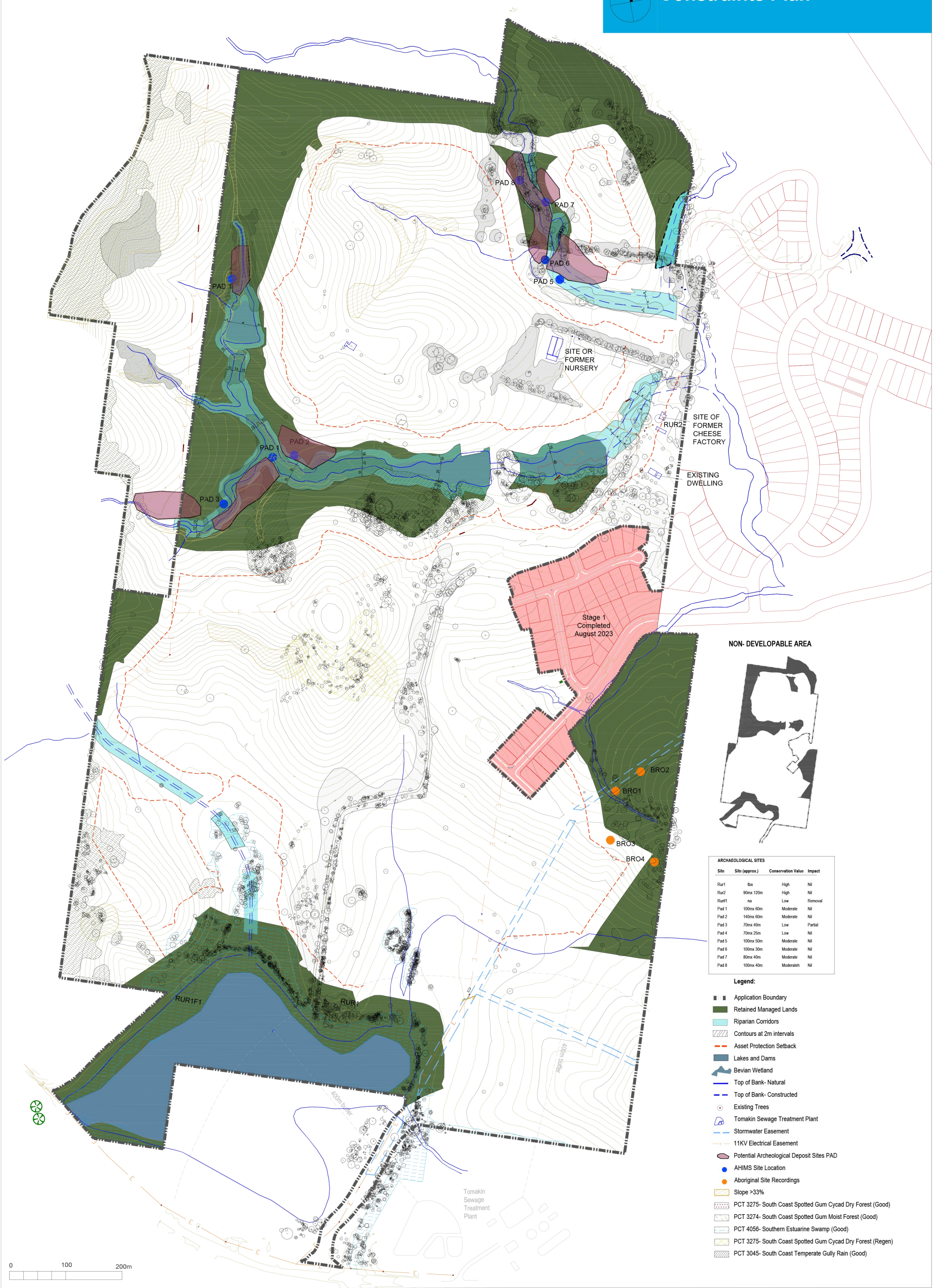


- LAND USE AND DEVELOPMENT LOTS
- |   |                           |   |  |
|---|---------------------------|---|--|
|  | <b>The Centre Zone</b>    | Height:<br>Typical Lot Size:<br>Number of lots: | Maximum 2 Storeys<br>100m <sup>2</sup> - 450m <sup>2</sup><br>40       |
|  | <b>The General Zone</b>   | Height:<br>Typical Lot Size:<br>Number of lots: | Maximum 2 Storeys<br>450m <sup>2</sup> - 1,000m <sup>2</sup><br>119    |
|  | <b>The Suburban Zone</b>  | Height:<br>Typical Lot Size:<br>Number of lots: | Maximum 2 Storeys<br>450m <sup>2</sup> - 2,000m <sup>2</sup><br>177    |
|  | <b>The Park Edge Zone</b> | Height:<br>Typical Lot Size:<br>Number of lots: | Maximum 2 Storeys<br>700m <sup>2</sup> - 1,500m <sup>2</sup><br>181    |
|  | <b>The Outlook Zone</b>   | Height:<br>Typical Lot Size:<br>Number of lots: | Maximum 2 Storeys<br>1,000m <sup>2</sup> - 10,000m <sup>2</sup><br>224 |
| <b>TOTAL LOTS</b>   |                           |   | <b>741</b>   |
-  **Deferred Super Lot Area**  
Area of future residential development subject to separate Development Application and further agreement with Council in relation to Odour and Noise operation of the STP
- ROADS:**
-  Distributor Road - 25m
  -  Collector Street - 18.5m
  -  Access Street - 17m
  -  Local Street - 18.5m
  -  Perimeter Street - 17m
  -  Evacuation Access Road - 10.2m
- OTHERS:**
-  Non Developable Land/ Retained Managed Land
  -  Open Space, Recreation and/or Facilities
  -  Rural Lot
  -  Contours at 2m intervals
  -  Lakes and Dams
  -  Bevia Wetland
  -  Application Boundary







ARCHAEOLOGICAL SITES			
Site	Site (approx.)	Conservation Value	Impact
Rur1	tba	High	Nil
Rur2	90mx 120m	High	Nil
Rur1F1	na	Low	Removal
Pad 1	100mx 60m	Moderate	Nil
Pad 2	140mx 60m	Moderate	Nil
Pad 3	70mx 40m	Low	Partial
Pad 4	70mx 25m	Low	Nil
Pad 5	100mx 50m	Moderate	Nil
Pad 6	100mx 30m	Moderate	Nil
Pad 7	80mx 40m	Moderate	Nil
Pad 8	100mx 40m	Moderate	Nil

- Legend:**
- Application Boundary
  - Retained Managed Lands
  - Riparian Corridors
  - Contours at 2m intervals
  - Asset Protection Setback
  - Lakes and Dams
  - Bevan Wetland
  - Top of Bank- Natural
  - Top of Bank- Constructed
  - Existing Trees
  - Tomakin Sewage Treatment Plant
  - Stormwater Easement
  - 11KV Electrical Easement
  - Potential Archeological Deposit Sites PAD
  - AHIMS Site Location
  - Aboriginal Site Recordings
  - Slope >33%
  - PCT 3275- South Coast Spotted Gum Cycad Dry Forest (Good)
  - PCT 3274- South Coast Spotted Gum Moist Forest (Good)
  - PCT 4056- Southern Estuarine Swamp (Good)
  - PCT 3275- South Coast Spotted Gum Cycad Dry Forest (Regen)
  - PCT 3045- South Coast Temperate Gully Rain (Good)