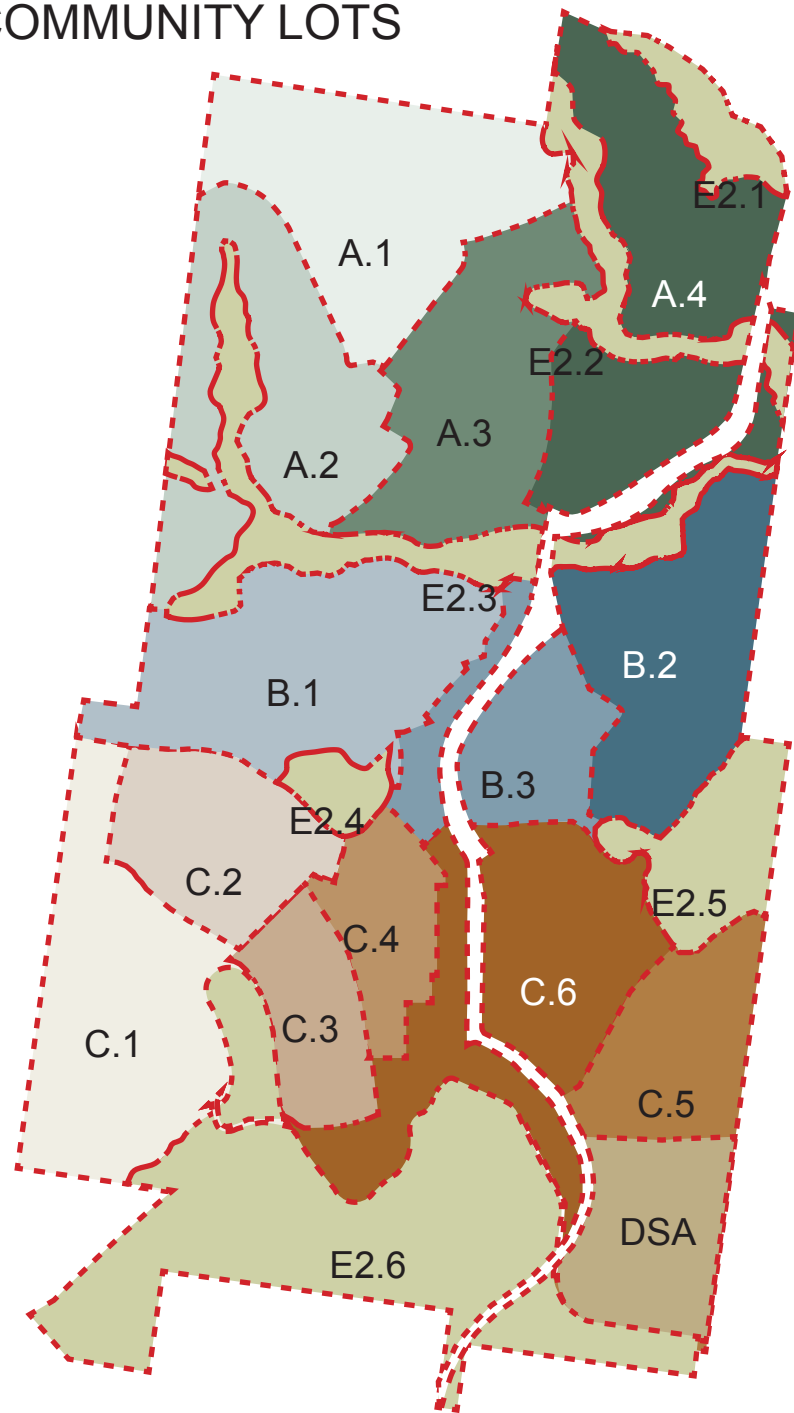




LEGEND
COMMUNITY LOTS



- 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**

