

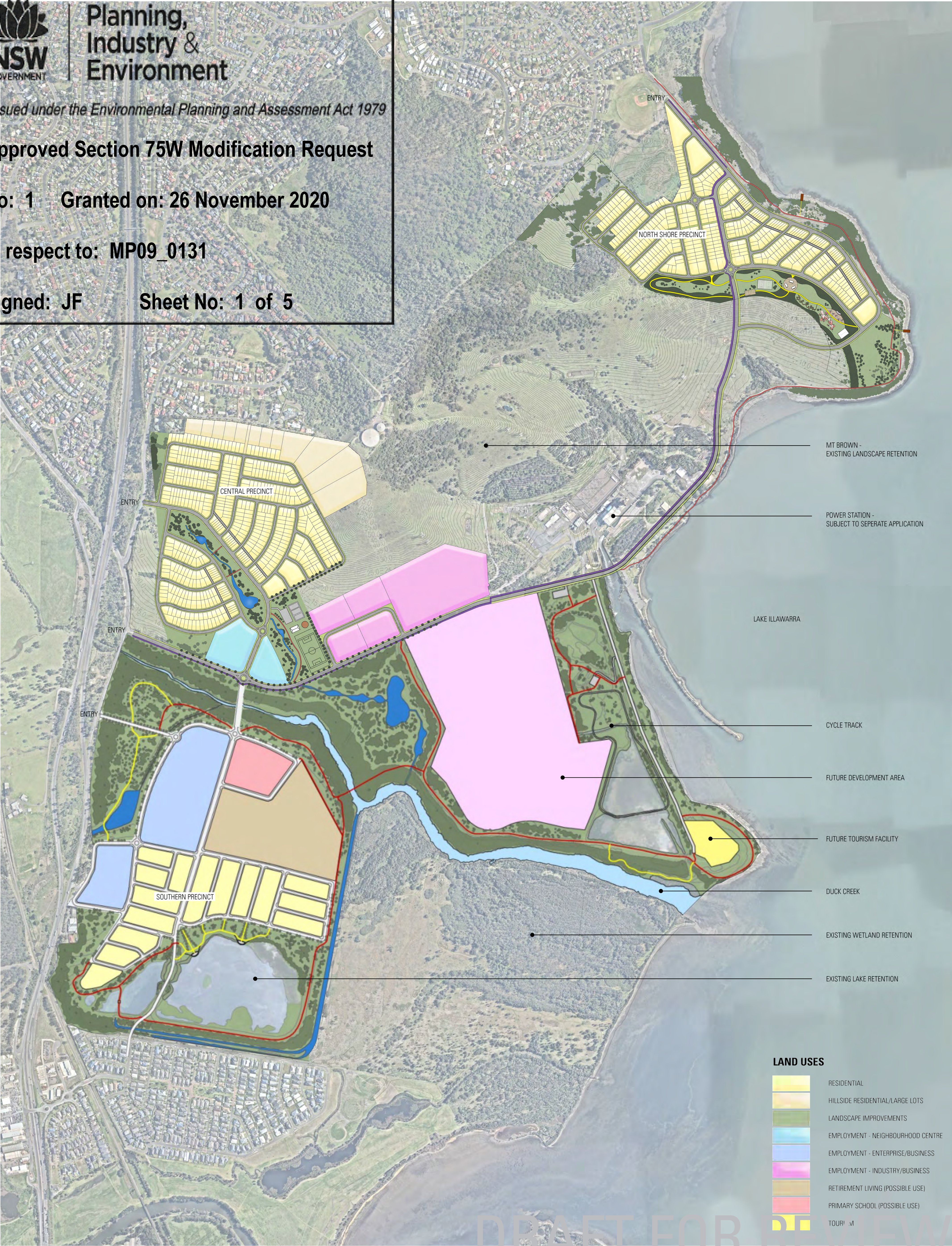


Approved Section 75W Modification Request

No: 1 Granted on: 26 November 2020

In respect to: MP09_0131

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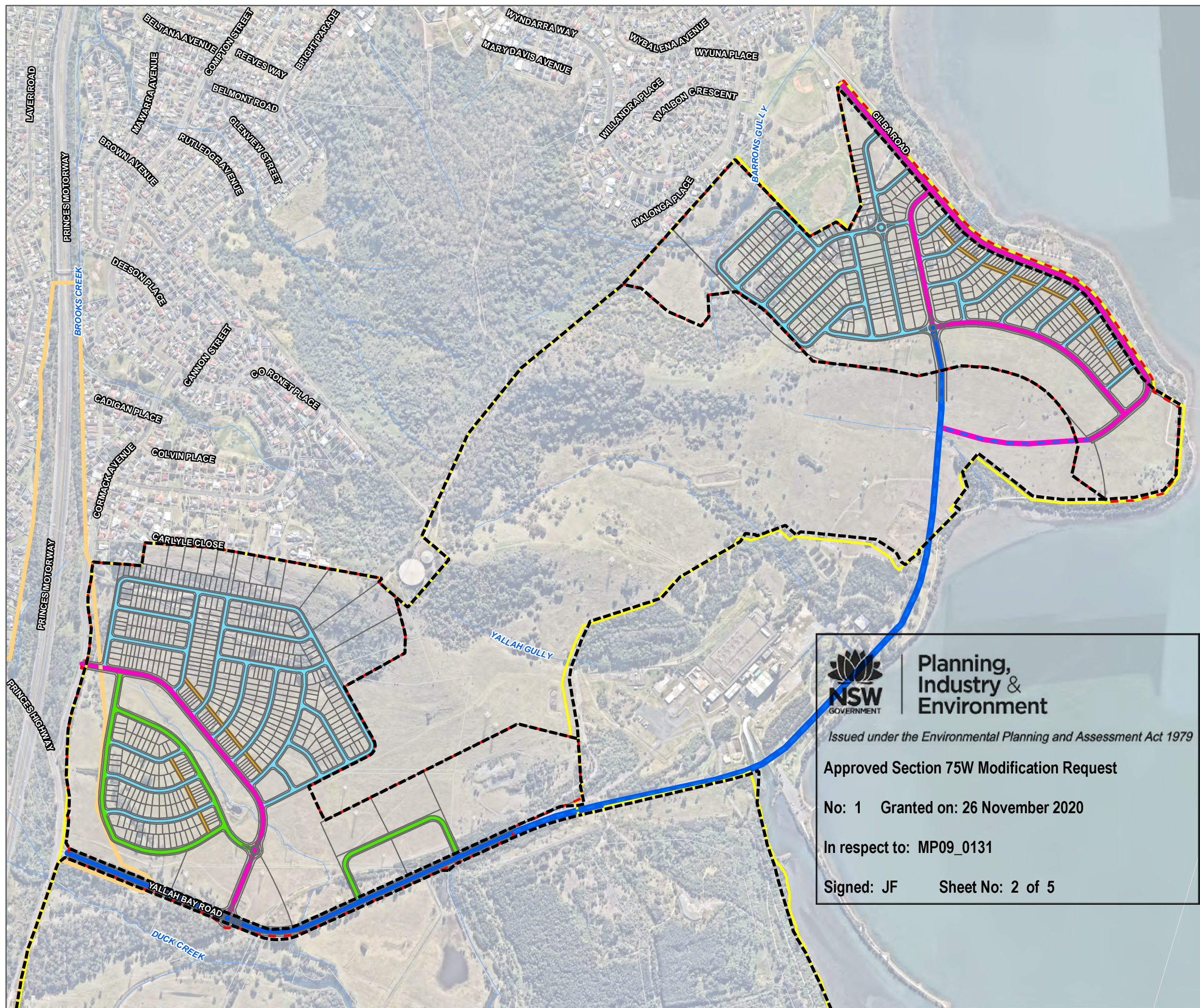
DRAFT FOR REVIEW

FIGURE 7-5 LANDSCAPE: CONCEPT PLAN



landscape architecture
urban design
environmental management

BRIDGEHILL GROUP PTY LTD		TALLAWARRA LANDS	
DATE	PROJECT NO.	DRAWING NO	ISSUE
10.09.19	82019142-02	L1000	DRAFT



BRIDGEHILL
GROUP

Proposed Road Hierarchy - Central & Northern Precincts

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- Watercourse (LPI)
- Proposed Superlot Boundary
- Modification Boundary
- APRB SPIR Footprint
- Cadastre (DFS-SS, 2018)

Proposed Road Hierarchy

- Collector Road - Minor / Major (22.4m)
- Collector Road - Minor (20.4m)
- Local Street - Major (17.0m)
- Local Street - Minor (14.5m)
- Access Lane (8.0m)



**Planning,
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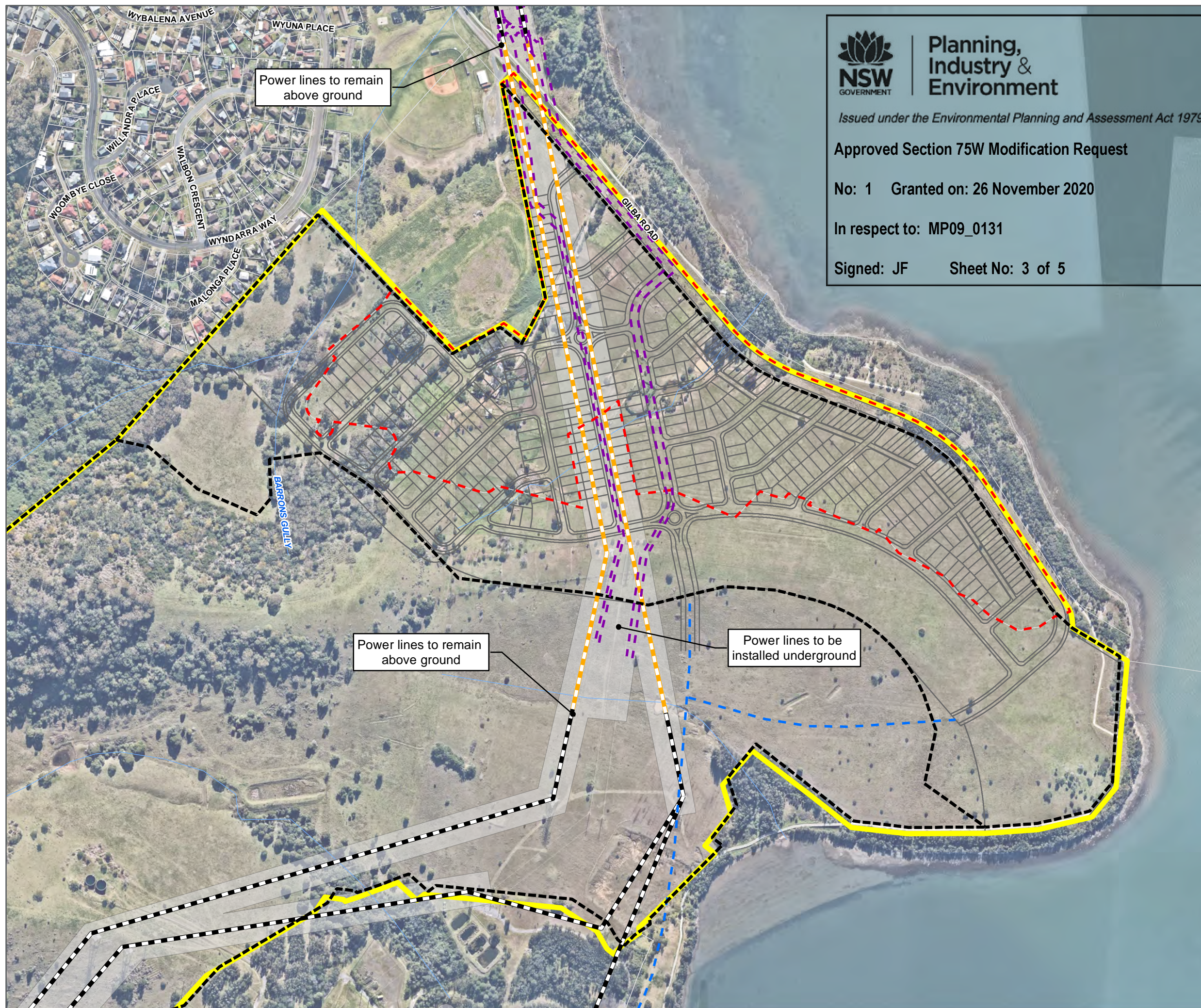
FIGURE 5-7

1:9,000 Scale at A3

Metres
0 100 200 300 400



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 8201714201
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-058-ProposedRoadHierarchy.mxd 09
Aerial Imagery supplied by nearmap (July, 2019)



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Sheet No: 3 of 5



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GROUP

Proposed Transmission Line

TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Watercourses (LPI)
- Collector Road
- Proposed Superlot Boundary
- Proposed Underground Transmission
- Existing Overhead Electricity Transmission Line (LPI)
- Extent of Existing Overhead Electricity Transmission Line to be moved underground
- Easement (LPI)
- Cadastre (DFSI-SS, 2018)
- Concept Approval Boundary

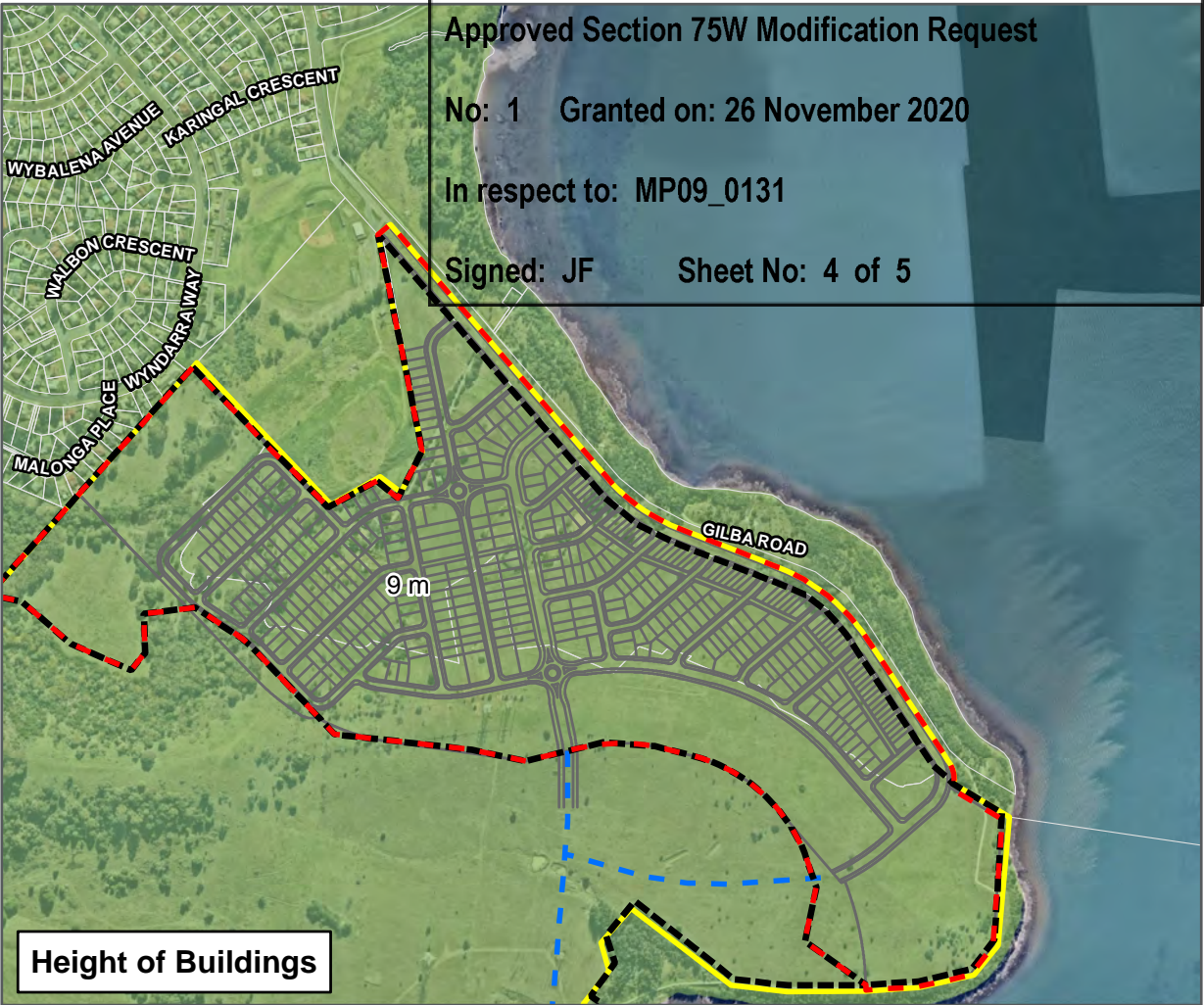
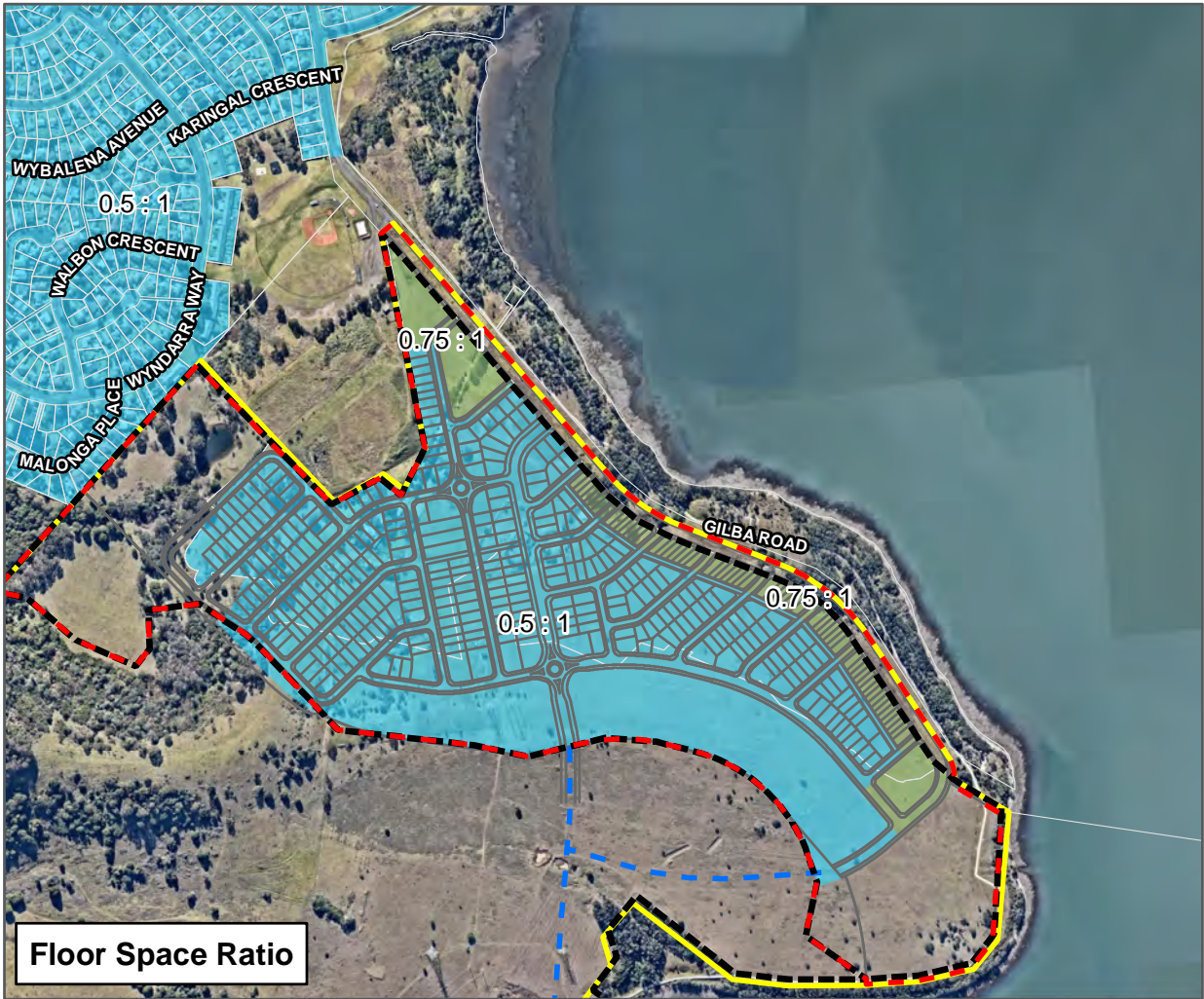
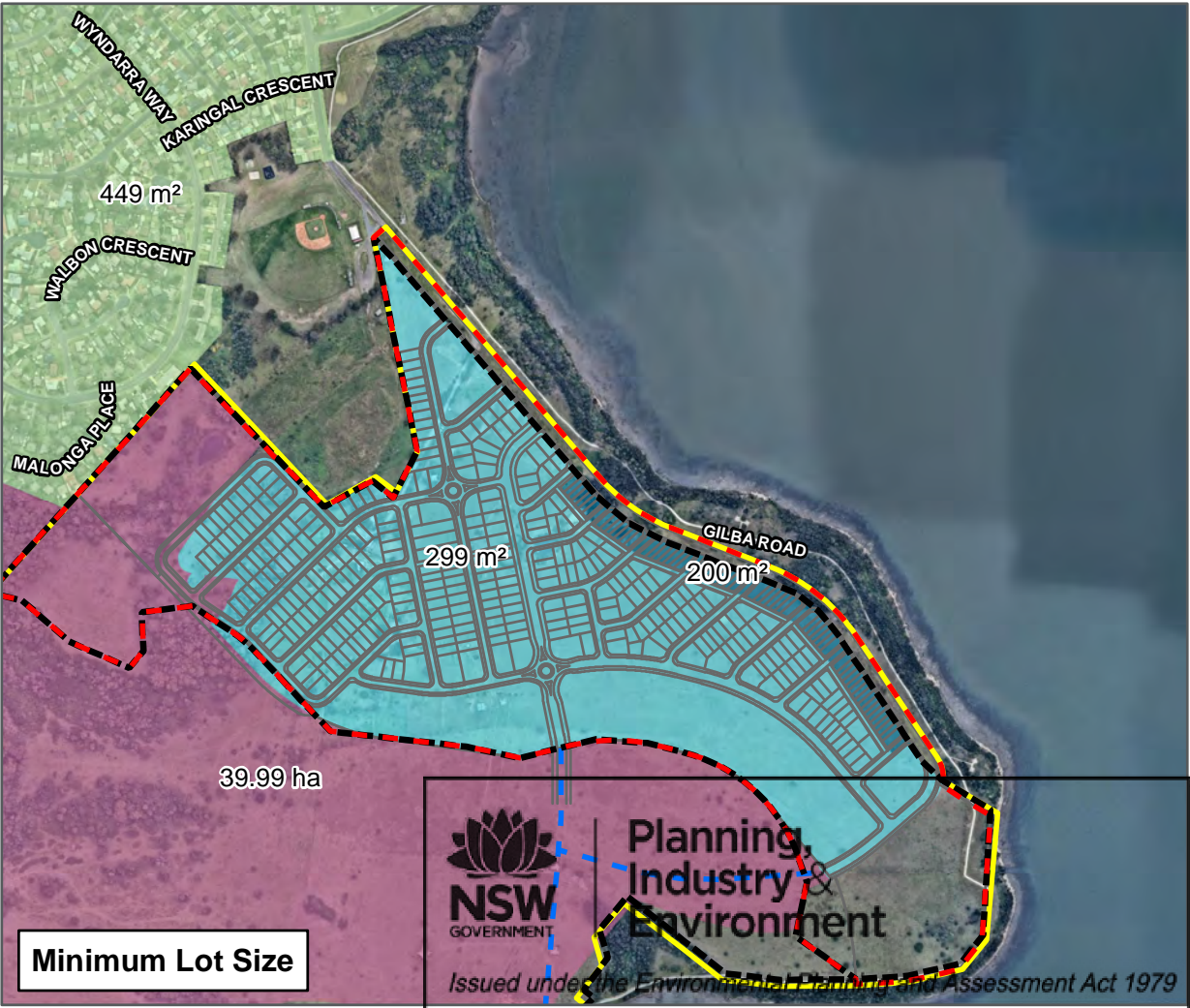
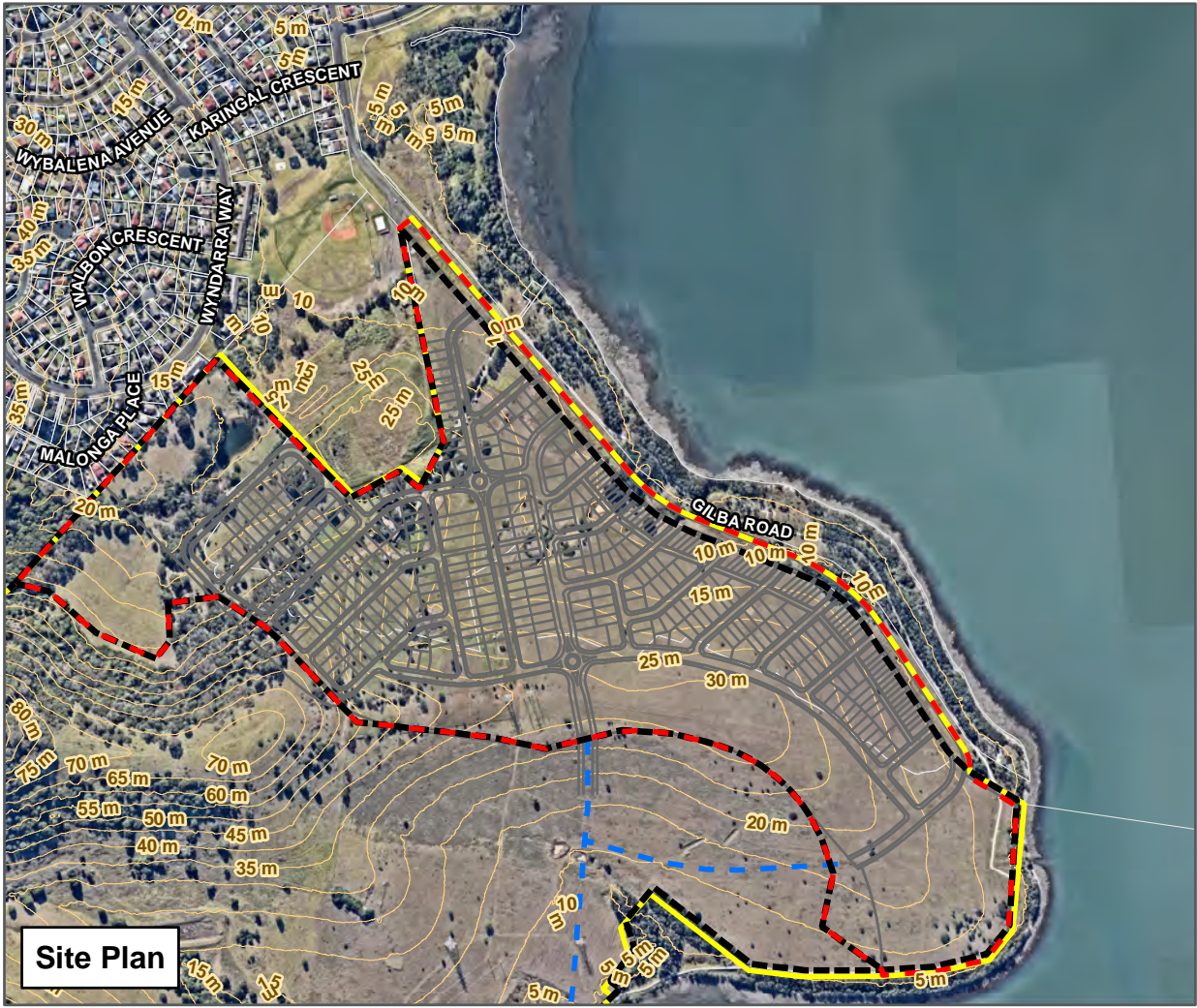
FIGURE 7-1


1:5,000 Scale at A3

Metres
0 50 100 150 200



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Date: 2019-09-09 | Project: 82017142
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-070-PropTransmissionLine.mxd 07
Aerial imagery supplied by nearmap (July, 2019)





Proposed Development Controls Plan - North

NORTH SHORE PRECINCT
TALLAWARRA LANDS

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- 5m Contours (LPI LiDAR, 2013)
- Proposed Superlot Boundary
- Modification Boundary
- Cadastre (DFSIS-SS, 2018)

Proposed Maximum Floor Space Ratio (n:1)

- 0.5
- 0.75

Proposed Maximum Building Height (m)

- 9m

Proposed Minimum Lot Size

- 200 m²
- 299 m²
- 449 m²
- 39.99 ha

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No: 1 Granted on: 26 November 2020

In respect to: MP09_0131


Signed: JF Sheet No: 4 of 5

FIGURE 7-4

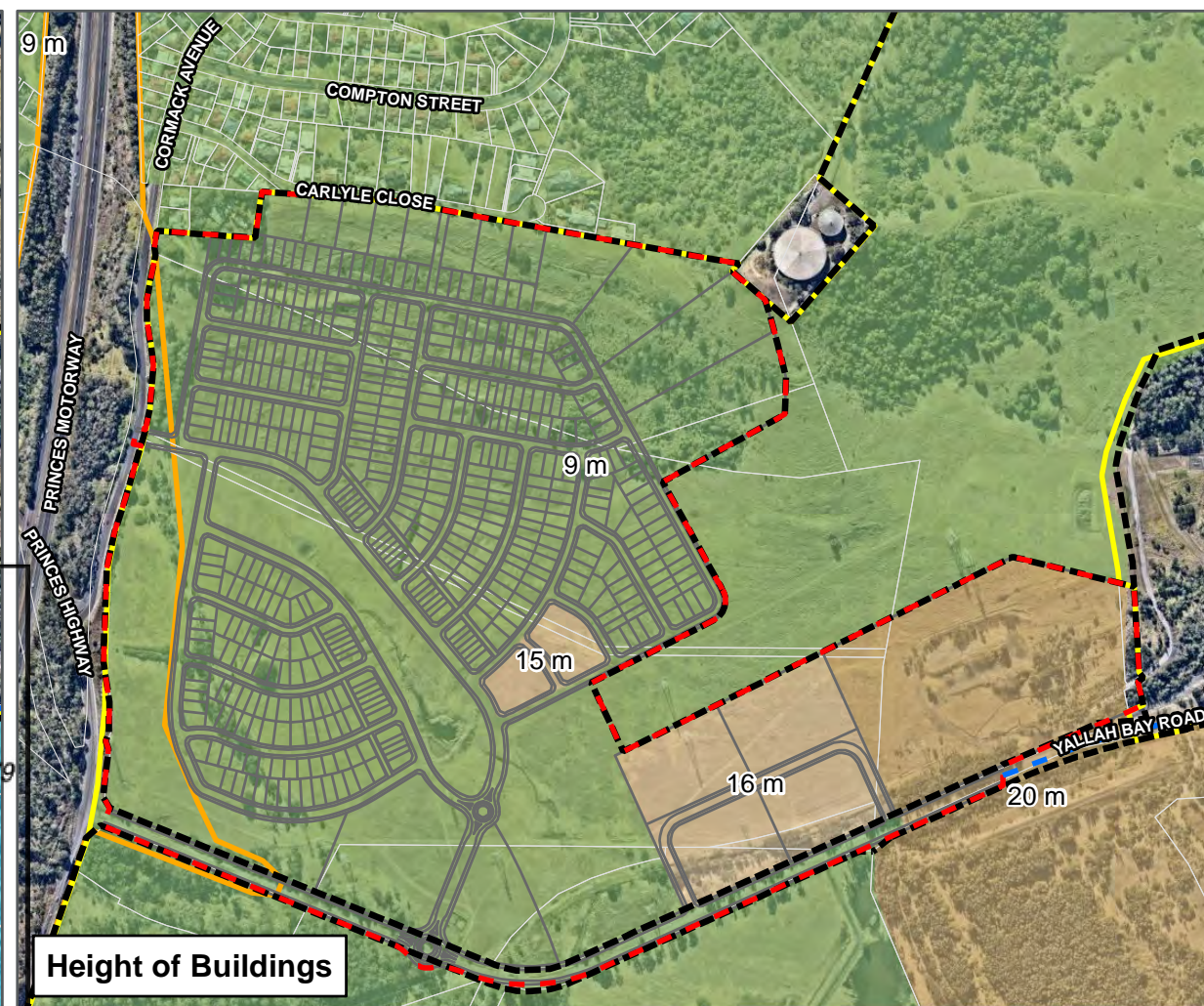
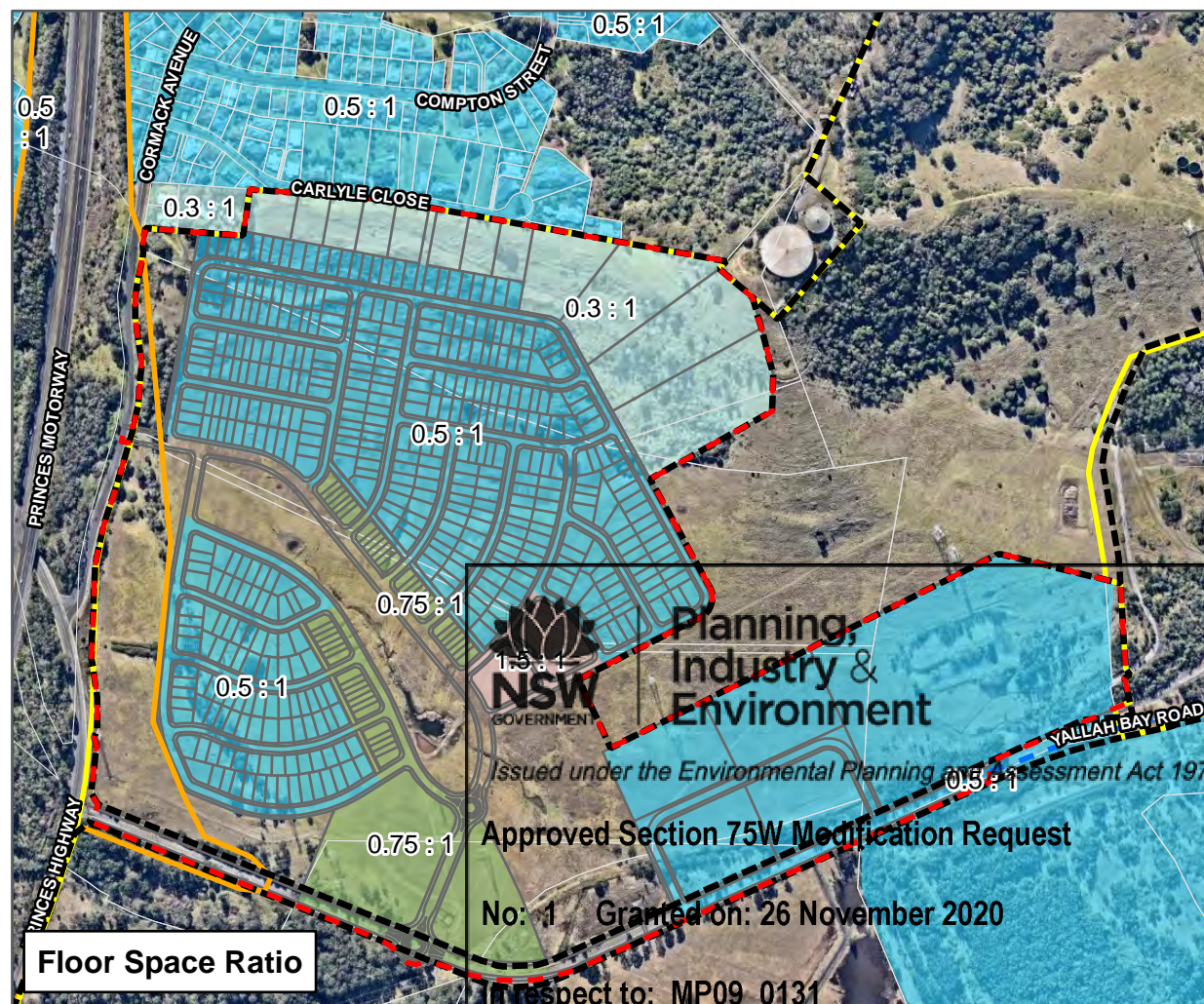
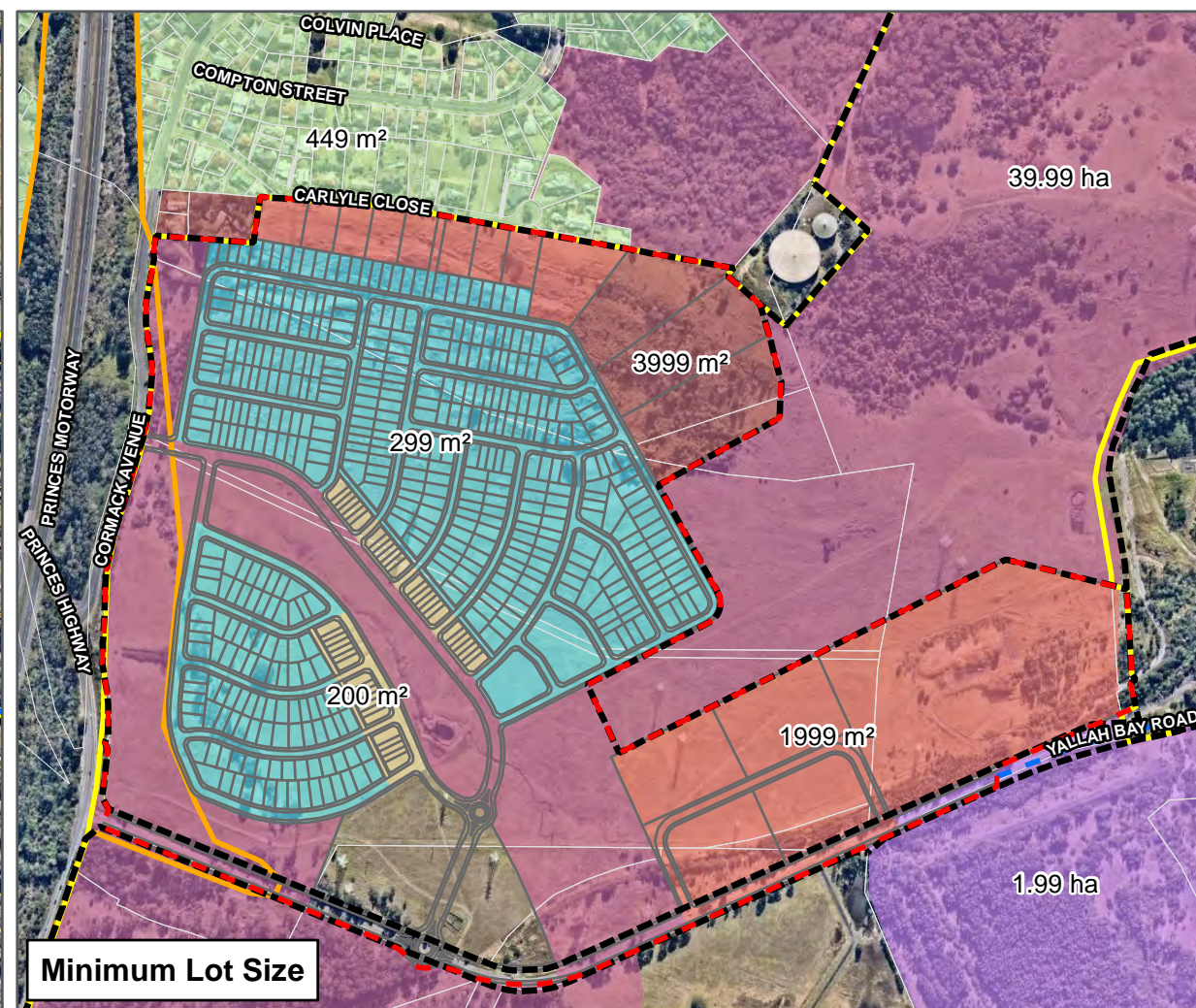
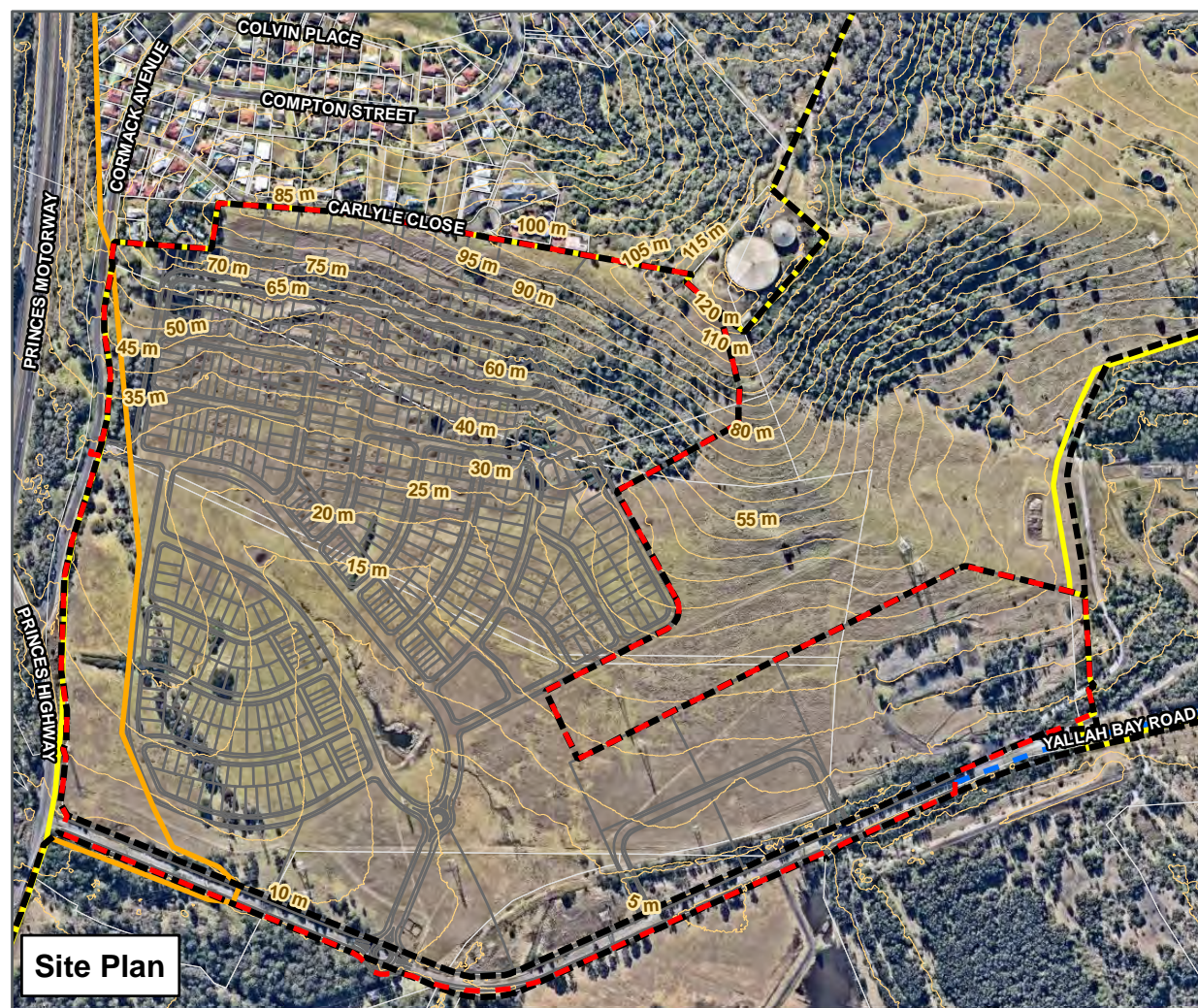
1:10,000 Scale at A3


Metres

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Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-12 | Project: 82017142
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-034-ProposedLEPControlNorth.mxd 12
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BRIDGEHILL GROUP

Proposed Development Controls Plan - Central

**CENTRAL PRECINCT
TALLAWARRA LANDS**

Legend

- Concept Plan Boundary
- Lot Layout
- Collector Road
- 5m Contours (LPI LiDAR, 2013)
- Proposed Superlot Boundary
- Modification Boundary
- APRB SPIR Footprint
- Cadastre (DFS1-SS, 2018)

Proposed Maximum Building Height (m)

- 9m
- 15m, 16m
- 20m

Proposed Maximum Floor Space Ratio (n:1)

- 0.3
- 0.5
- 0.75
- 1.5

Proposed Minimum Lot Size


- 200m²
- 299 m²
- 449 m²
- 1999 m²
- 3999m²
- 1.99 ha
- 39.9 ha

FIGURE 7-5

1:9,000 Scale at A3

Metres

0 100 200 300 400



Map Produced by Cardno NSW/ACT Pty Ltd (WOL)
Date: 2019-09-09 | Project: 82017142
Coordinate System: GDA 1994 MGA Zone 56
Map: 82017142-01-GS-035-ProposedLEPControlCentral.mxd 11
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