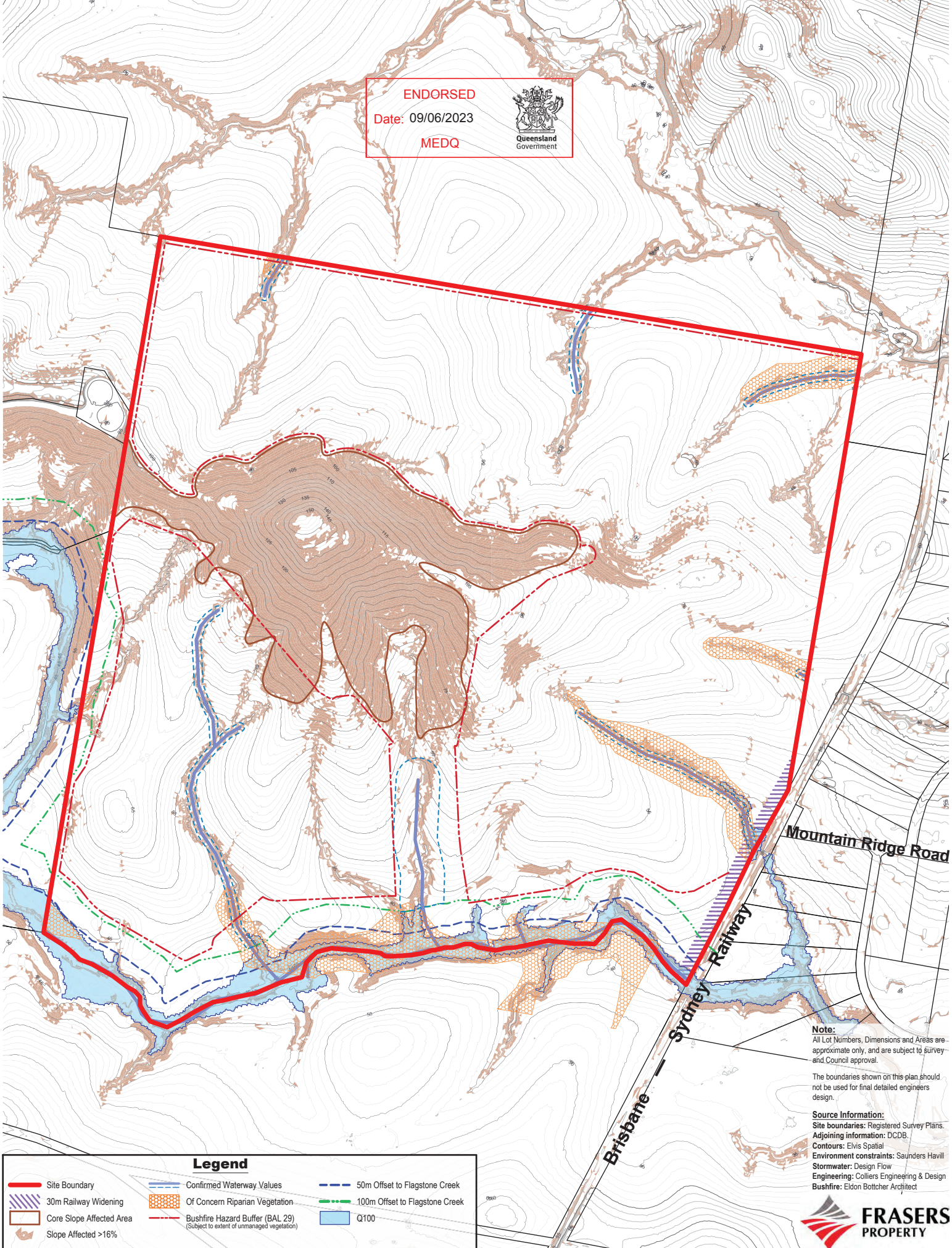


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 Date: 09/06/2023
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Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
 Site boundaries: Registered Survey Plans.
 Adjoining information: DCDB.
 Contours: Elvis Spatial
 Environment constraints: Saunders Havill
 Stormwater: Design Flow
 Engineering: Colliers Engineering & Design
 Bushfire: Eldon Botcher Architect

Legend

Site Boundary	Confirmed Waterway Values	50m Offset to Flagstone Creek
30m Railway Widening	Of Concern Riparian Vegetation	100m Offset to Flagstone Creek
Core Slope Affected Area	Bushfire Hazard Buffer (BAL 29) (Subject to extent of unmanaged vegetation)	Q100
Slope Affected >16%		



PLAN REF: **151113 - 12**
 Rev No: **F**
 DATE: 14 February 2023
 CLIENT: Frasers
 DRAWN BY: WNW
 CHECKED BY: PHE

0 100 200 300 400 500 1:7,500 @ A3

NEW BEITH (LOT 4)
Context Area Plan
Constraints

URBAN DESIGN
 Level 4 HG South
 520 Wickham Street
 PO Box 1559
 Fortitude Valley QLD 4006
 T +61 7 3539 9500
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Adjoins Flagstone Context Area 1

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 Environment constraints: Saunders Havill
 Stormwater: Design Flow
 Engineering: Colliers Engineering & Design
 Bushfire: Eldon Botcher Architect

Legend		
Site Boundary	Bio-diversity Corridor	Neighbourhood Centre
Low Density Residential	Major Roads	Local Community Facility CF007
Major Linear Open Space	30m Railway Widening	Neighbourhood Recreation Park
Local Linear Open Space	Potential School Site (7.0 ha) (Subject to satisfying DfE New Schools Site Selection Guideline)	400m Walkable Catchments
District Sports Park (Area subject to EDQ Sports Park Planning Review)		



PLAN REF: **151113 - 13**
 Rev No: **F**
 DATE: 14 February 2023
 CLIENT: Frasers
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1:7,500 @ A3

NEW BEITH (LOT 4)
Context Area Plan
Land Uses

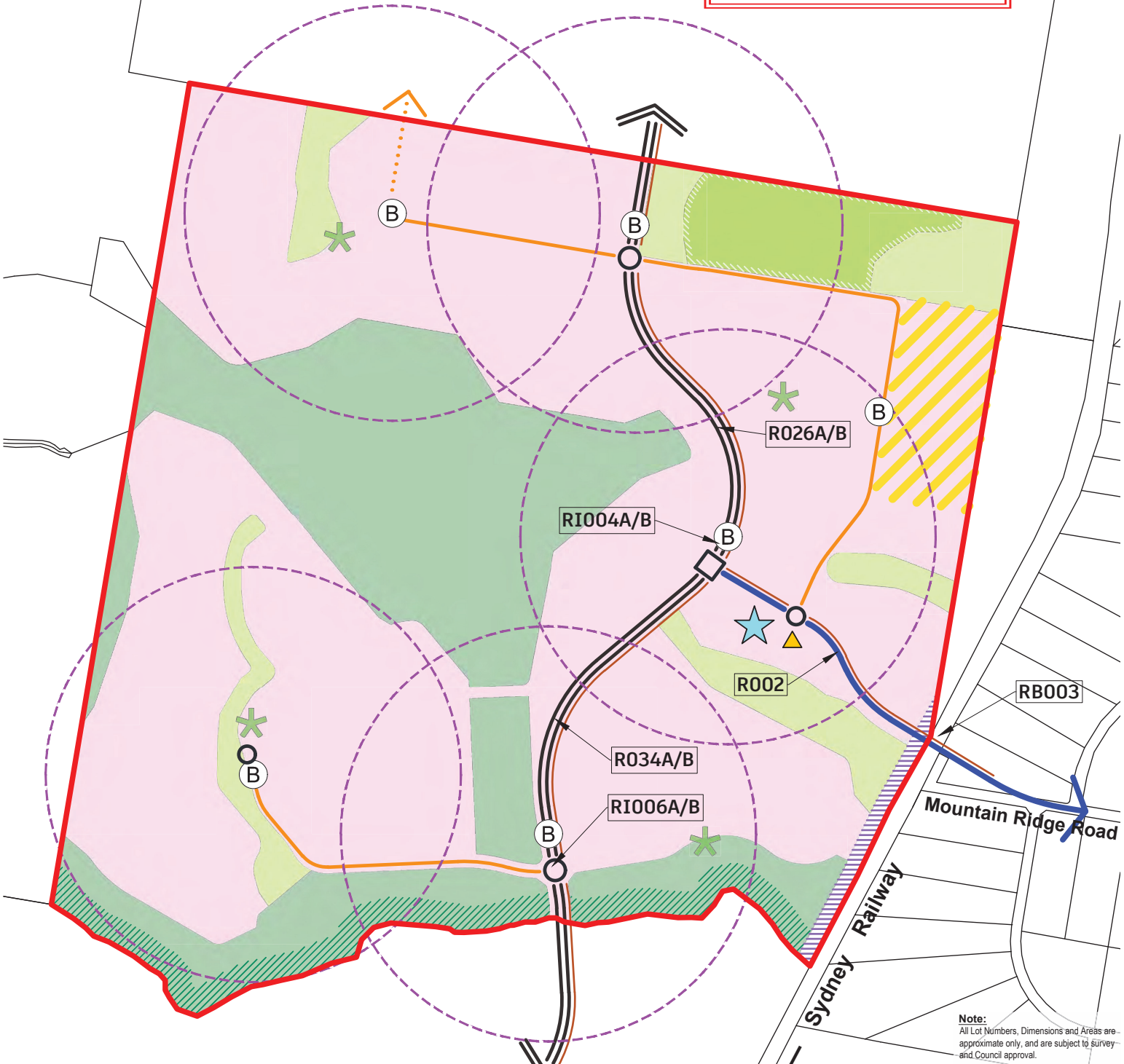
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 Queensland Government

AMENDED IN RED
 By: Brandon Bouda
 Date: 08 June 2023
 Queensland Government



Adjoins Flagstone Context Area 1

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
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Source Information:
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 Adjoining information: DCDB.
 Contours: Elvis Spatial
 Environment constraints: Saunders Havill
 Stormwater: Design Flow
 Engineering: Colliers Engineering & Design
 Bushfire: Eldon Botcher Architect

Legend

Site Boundary	Neighbourhood Recreation Park	4 Lane Trunk Connector (No Direct Lot Access)
Low Density Residential	Neighbourhood Centre	2 Lane Trunk Connector
30m Railway Widening	Local Community Facility CF007	Neighbourhood Connector
Major Linear Open Space	Bio-diversity Corridor	Separated Cycle Track
Local linear Open Space	Potential School Site (7.0 ha) (Subject to satisfying DfE New Schools Site Selection Guideline)	Indicative Bus Stop
District Sports Park (Area subject to EDQ Sports Park Planning Review)	Potential School Site (7.0 ha) (Subject to satisfying DfE New Schools Site Selection Guideline)	400m Walkable Catchments

PLAN REF: **151113 - 14**
 Rev No: **F**
 DATE: 14 February 2023
 CLIENT: Frasers
 DRAWN BY: WNW
 CHECKED BY: PHE

0 100 200 300 400 500 1:7,500 @ A3

**NEW BEITH (LOT 4)
 Context Area Plan
 Movement**

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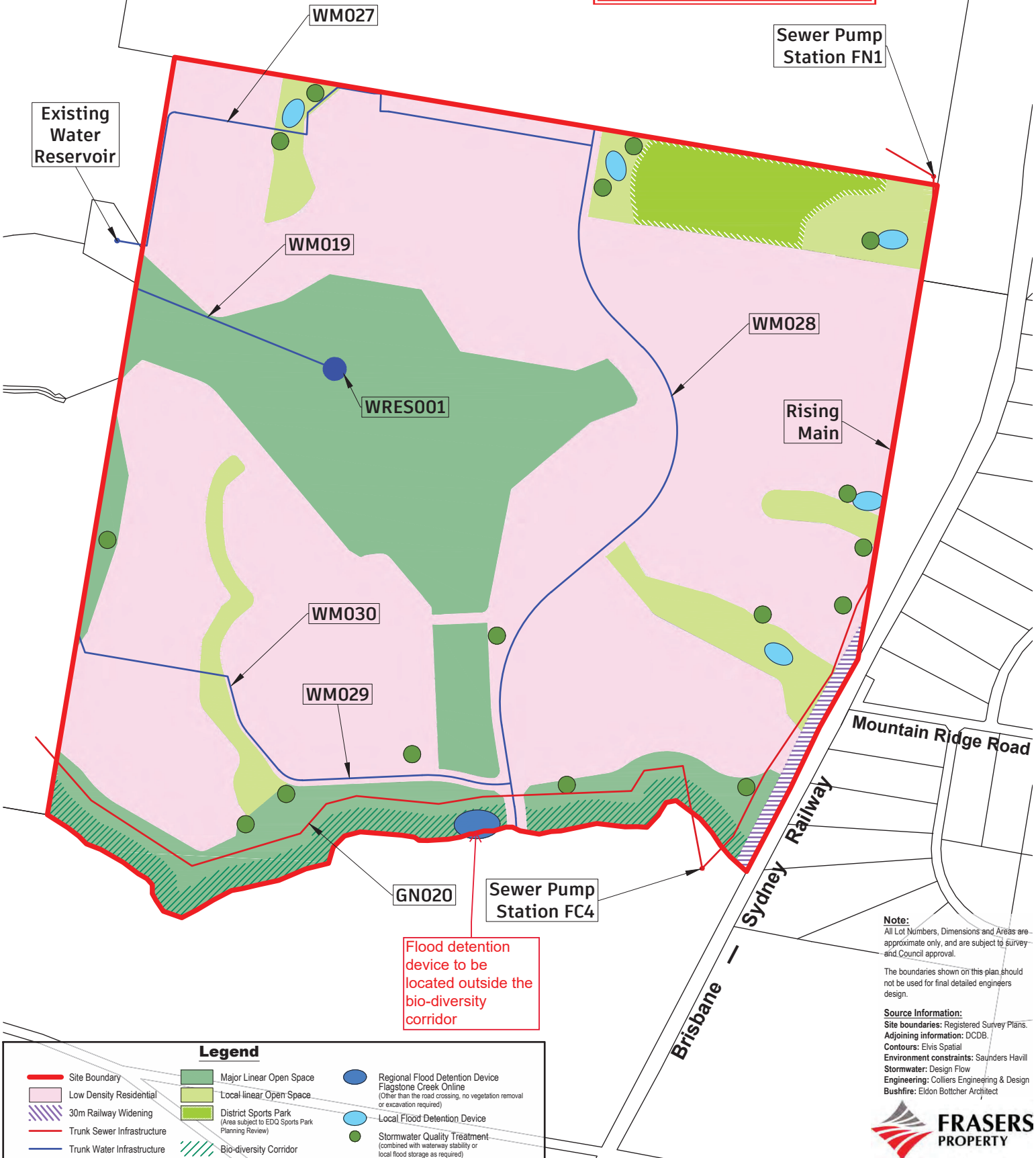


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ENDORSED
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 MEDQ



AMENDED IN RED
 By: Brandon Bouda
 Date: 08 June 2023



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Source Information:
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 Adjoining information: DCDB.
 Contours: Elvis Spatial
 Environment constraints: Saunders Havill
 Stormwater: Design Flow
 Engineering: Colliers Engineering & Design
 Bushfire: Eldon Botcher Architect

Legend					
	Site Boundary		Major Linear Open Space		Regional Flood Detention Device Flagstone Creek Online (Other than the road crossing, no vegetation removal or excavation required)
	Low Density Residential		Local Linear Open Space		Local Flood Detention Device
	30m Railway Widening		District Sports Park (Area subject to EDQ Sports Park Planning Review)		Stormwater Quality Treatment (combined with waterway stability or local flood storage as required)
	Trunk Sewer Infrastructure		Bio-diversity Corridor		
	Trunk Water Infrastructure				

PLAN REF: **151113 - 20**
 Rev No: **B**
 DATE: 14 February 2023
 CLIENT: Frasers
 DRAWN BY: WNW
 CHECKED BY: PHE

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NEW BEITH (LOT 4)
Context Area Plan
Stormwater and Services

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