

Context Plan (Overall)

ENDORSED
Date: 19 DEC 2024
MEDQ



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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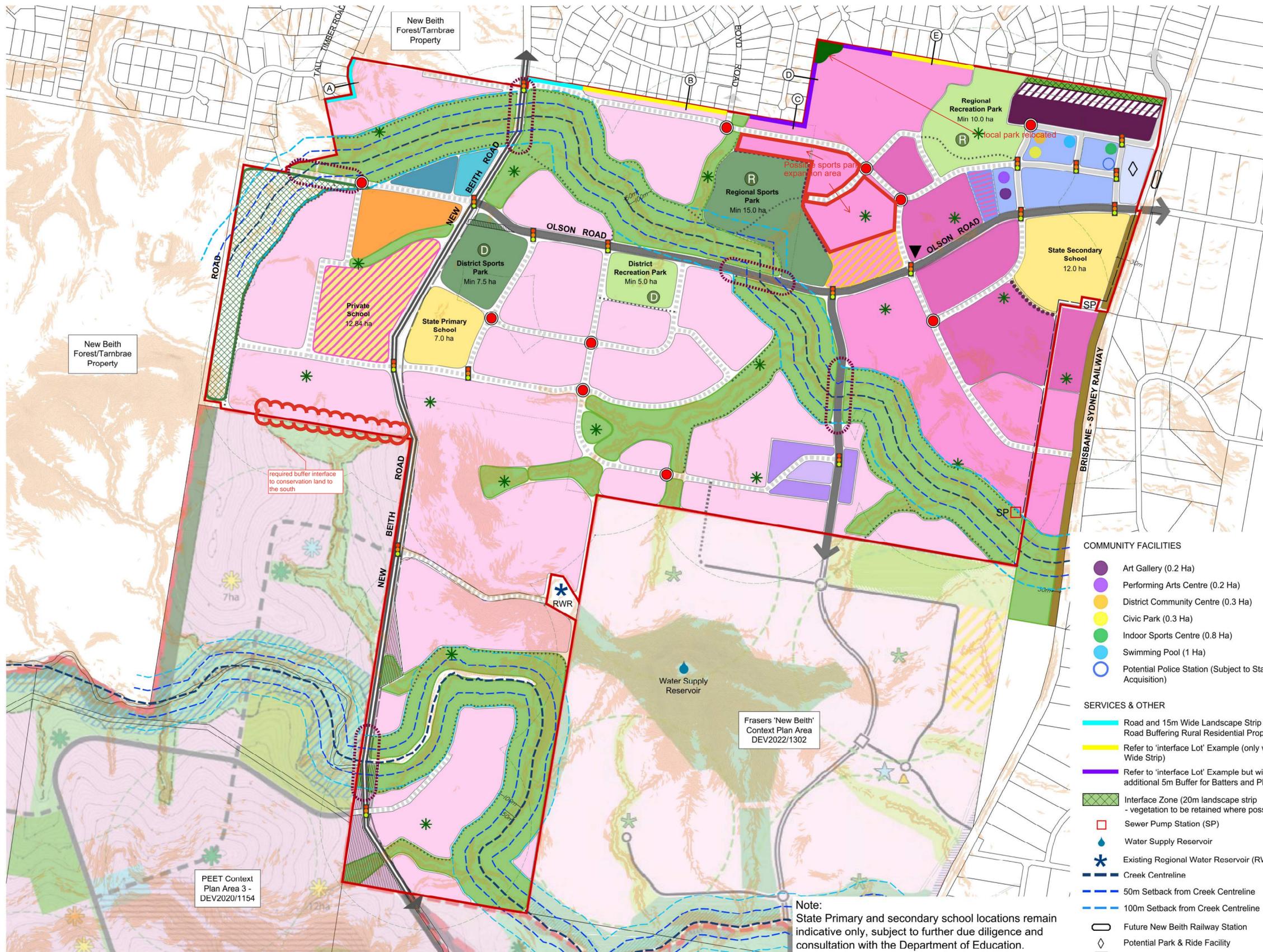
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LEGEND

- Site Boundary
 - Land Dedication (30m Railway Corridor)
 - Slope Affected Land (≥15%)
- ### ZONING
- Education
 - Potential State Primary School (Subject to State agency acquisition)
 - District Centre (up to 5 storeys)
 - Centre Transition Zone - Centre or Residential Uses up to 3 storeys
 - Multiple Residential (min 50dw/Ha and up to 5 storeys)
 - Multiple Residential - Transition (up to 2 storeys)
 - Mixed Use/Railway Station
 - Local Centre (up to 3 storeys)
 - Local Centre - Residential (min 20dw/Ha and up to 3 storeys)
 - Neighbourhood Centre (up to 3 storeys)
 - Neighbourhood Centre - Residential (min 20dw/Ha and up to 3 storeys)
 - Active Living/Retirement Precinct (min 40dw/Ha)
 - High Density Residential Neighbourhood (min density 30 dw/Ha)
 - Mixed Residential Neighbourhood (15-30 dw/Ha)
 - Urban Residential Neighbourhood (min 15dw/Ha)
 - Potential Urban Residential Neighbourhood (Alternative Use)
- ### GREENSPACE
- Major, Linear, Local Linear or other Open Space
 - Environmental Protection Area in accordance with Endorsed Natural Environment Overarching Site Strategy
 - Sports Park **Minimum 32ha**
 - Recreation Park
 - Neighbourhood Recreation Park
 - * Neighbourhood Recreation Park (Possible Location)
 - 400m Catchment Offset
 - R Regional
 - D District
- ### ROAD NETWORK
- Trunk Urban Arterial Multi Modal Dual Carriageway - in accordance with the Endorsed Movement IMP
 - Trunk Connector - in accordance with the Endorsed Movement IMP
 - Centre Access Street - in accordance with the Endorsed Movement IMP
 - Neighbourhood Connector - in accordance with the Endorsed Movement IMP
 - Possible Future Neighbourhood Connector
 - Shared Path - Shared path (3.0m) within linear/local/other park
 - Access Road frontage
 - Possible Closed Road
 - Proposed Bus Stop Location
 - Controlled Intersection - Possible Roundabout
 - Controlled Intersection - Possible Signalled Intersection



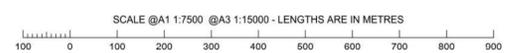
- ### COMMUNITY FACILITIES
- Art Gallery (0.2 Ha)
 - Performing Arts Centre (0.2 Ha)
 - District Community Centre (0.3 Ha)
 - Civic Park (0.3 Ha)
 - Indoor Sports Centre (0.8 Ha)
 - Swimming Pool (1 Ha)
 - Potential Police Station (Subject to State Acquisition)
- ### SERVICES & OTHER
- Road and 15m Wide Landscape Strip Adjoining Road Buffering Rural Residential Property
 - Refer to 'interface Lot' Example (only with 15m Wide Strip)
 - Refer to 'interface Lot' Example but with additional 5m Buffer for Batters and Planting
 - Interface Zone (20m landscape strip - vegetation to be retained where possible)
 - Sewer Pump Station (SP)
 - Water Supply Reservoir
 - * Existing Regional Water Reservoir (RWR)
 - Creek Centreline
 - 50m Setback from Creek Centreline
 - 100m Setback from Creek Centreline
 - Future New Beith Railway Station
 - Potential Park & Ride Facility
 - ▲ Fire and Rescue Station (0.6 Ha)
 - Possible Fauna Underpass

Note:
State Primary and secondary school locations remain indicative only, subject to further due diligence and consultation with the Department of Education.

Sports Parks will be the minimum area as noted in the whole of site approval, or 1.8ha/1000 population - whichever is greater.



NEW BEITH PTY LTD



Context Plan (Services)

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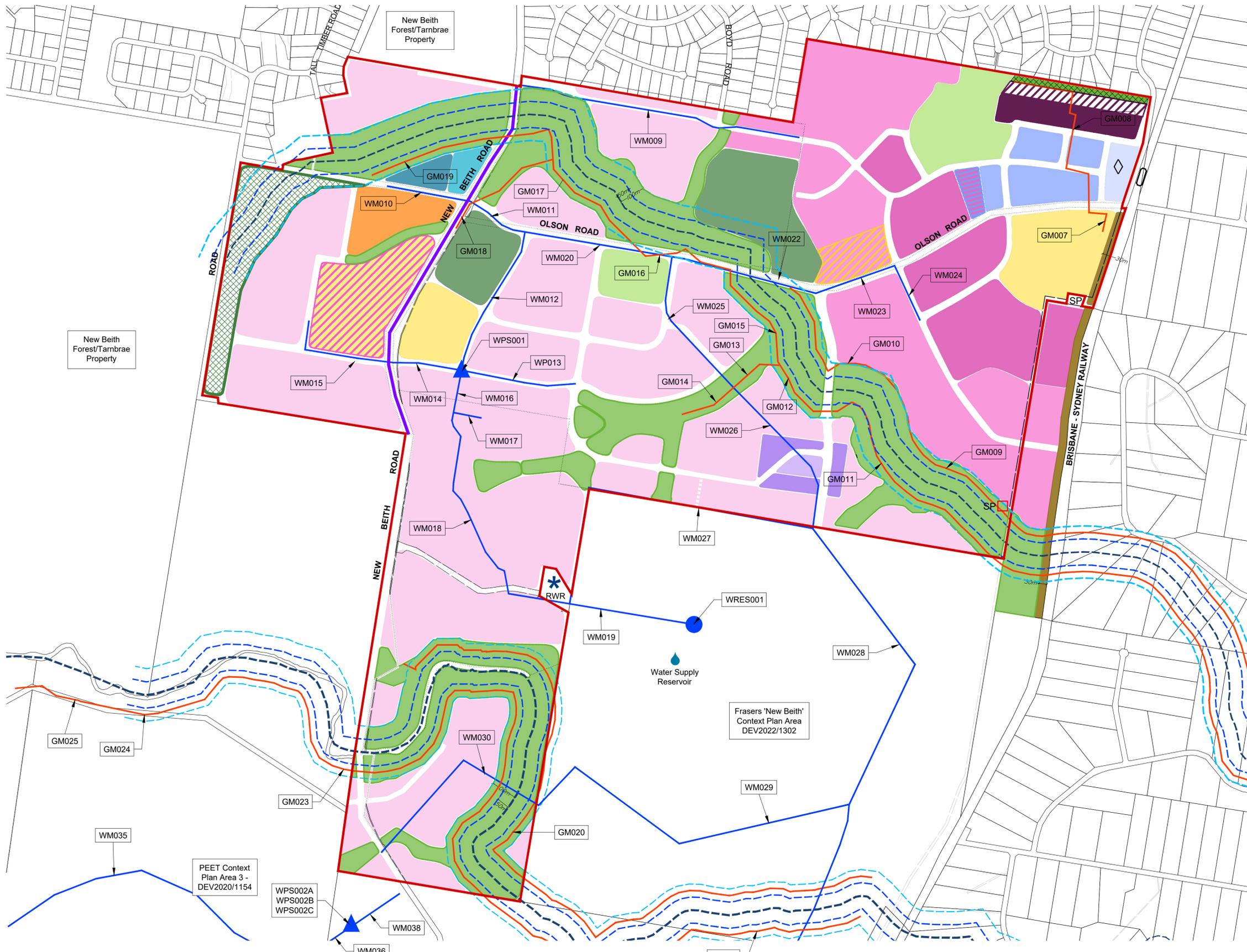
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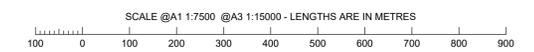
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LEGEND

- Site Boundary
 - Land Dedication (30m Railway Corridor)
- ### ZONING
- Education
 - Potential State Primary School (Subject to State agency acquisition)
 - District Centre (up to 5 storeys)
 - Centre Transition Zone - Centre or Residential Uses up to 3 storeys
 - Multiple Residential (min 50dw/Ha and up to 5 storeys)
 - Multiple Residential - Transition (up to 2 storeys)
 - Mixed Use/Railway Station
 - Local Centre (up to 3 storeys)
 - Local Centre - Residential (min 20dw/Ha and up to 3 storeys)
 - Neighbourhood Centre (up to 3 storeys)
 - Neighbourhood Centre - Residential (min 20dw/Ha and up to 3 storeys)
 - Active Living/Retirement Precinct (min 40dw/Ha)
 - High Density Residential Neighbourhood (min density 30 dw/Ha)
 - Mixed Residential Neighbourhood (15-30 dw/Ha)
 - Urban Residential Neighbourhood (min 15dw/Ha)
 - Potential Urban Residential Neighbourhood (Alternative Use)
- ### GREENSPACE
- Pedestrian Link
 - Major, Linear, Local Linear or other Open Space
 - Environmental Protection Area in accordance with Endorsed Natural Environment Overarching Site Strategy
 - Sports Park
 - Recreation Park
- ### SERVICES & OTHER
- Interface Zone (8m landscape strip)
 - Sewer Pump Station (SP)
 - Water Supply Reservoir
 - ✳ Existing Regional Water Reservoir (RWR)
 - Creek Centreline
 - 50m Setback from Creek Centreline
 - 100m Setback from Creek Centreline
 - Future New Beith Railway Station
 - Potential Park & Ride Facility
 - ▼ Fire and Rescue Station (0.6 Ha)
 - DCOP Trunk Infrastructure - Sewer Supply
 - DCOP Trunk Infrastructure - Water Supply
 - SEQ Water W yaralong Integration Pipeline - within New Beith Road Corridor



Note:
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NEW BEITH PTY LTD

Context Plan (Trunk Movement)

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LEGEND

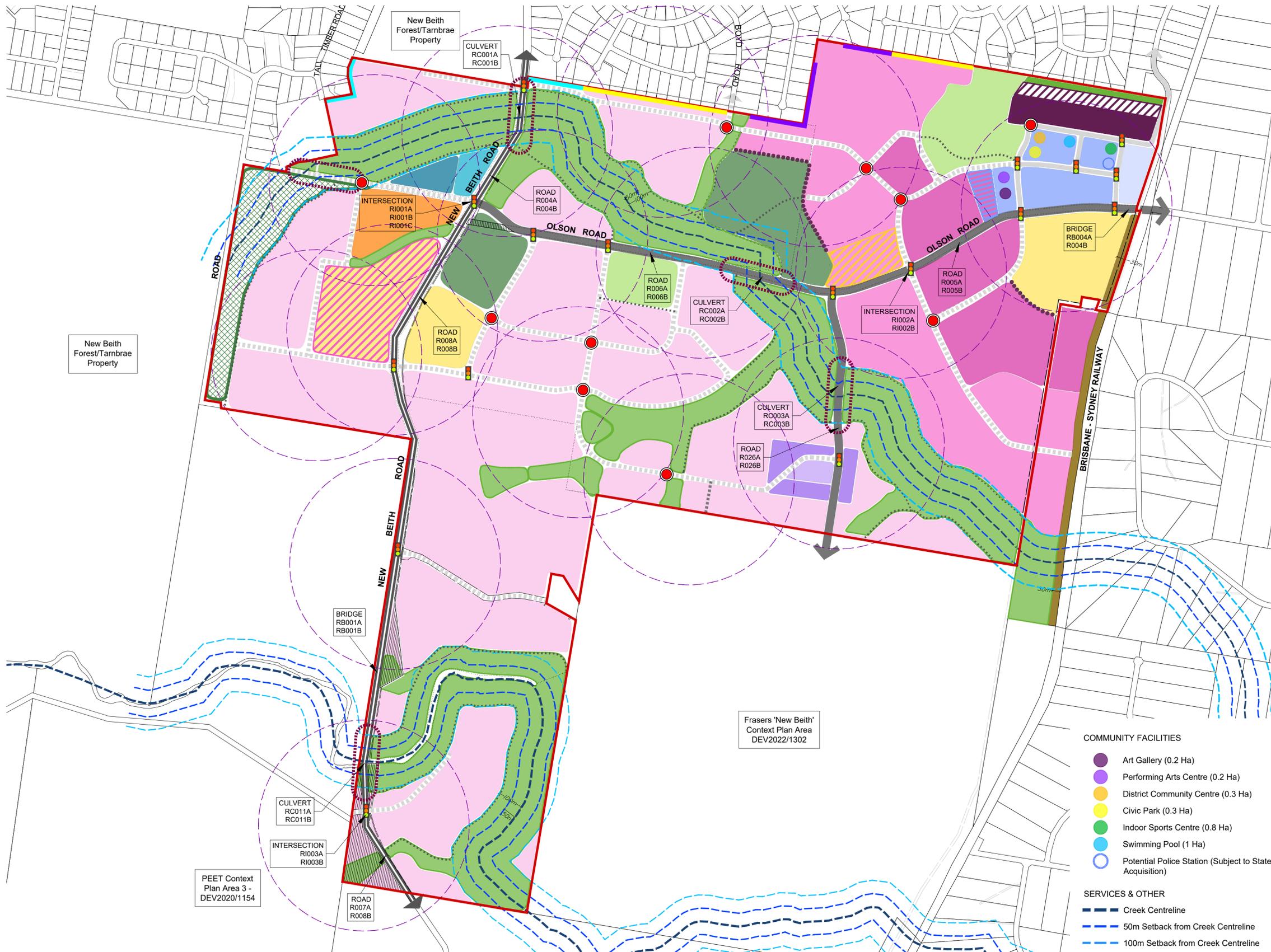
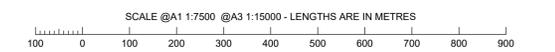
- Site Boundary
 - Land Dedication (30m Railway Corridor)
- ### ZONING
- Education
 - Potential State Primary School (Subject to State agency acquisition)
 - District Centre (up to 5 storeys)
 - Centre Transition Zone - Centre or Residential Uses up to 3 storeys
 - Multiple Residential (min 50dw/Ha and up to 5 storeys)
 - Multiple Residential - Transition (up to 2 storeys)
 - Mixed Use/Railway Station
 - Local Centre (up to 3 storeys)
 - Local Centre - Residential (min 20dw/Ha and up to 3 storeys)
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 - Neighbourhood Centre - Residential (min 20dw/Ha and up to 3 storeys)
 - Active Living/Retirement Precinct (min 40dw/Ha)
 - High Density Residential Neighbourhood (min density 30 dw/Ha)
 - Mixed Residential Neighbourhood (15-30 dw/Ha)
 - Urban Residential Neighbourhood (min 15dw/Ha)
 - Potential Urban Residential Neighbourhood (Alternative Use)

- ### GREENSPACE
- Pedestrian Link
 - Major, Linear, Local Linear or other Open Space
 - Environmental Protection Area in accordance with Endorsed Natural Environment Overarching Site Strategy
 - Sports Park
 - Recreation Park

- ### ROAD NETWORK
- Trunk Urban Arterial Multi Modal Dual Carriageway - in accordance with the Endorsed Movement IMP
 - Trunk Connector - in accordance with the Endorsed Movement IMP
 - Centre Access Street - in accordance with the Endorsed Movement IMP
 - Possible Future Neighbourhood Connector
 - Neighbourhood Connector - in accordance with the Endorsed Movement IMP
 - Shared Path - Shared path (3.0m) within linear/local/other park
 - Access Road frontage
 - Closed Road

- ### COMMUNITY FACILITIES
- Art Gallery (0.2 Ha)
 - Performing Arts Centre (0.2 Ha)
 - District Community Centre (0.3 Ha)
 - Civic Park (0.3 Ha)
 - Indoor Sports Centre (0.8 Ha)
 - Swimming Pool (1 Ha)
 - Potential Police Station (Subject to State Acquisition)

- ### SERVICES & OTHER
- Creek Centreline
 - 50m Setback from Creek Centreline
 - 100m Setback from Creek Centreline
 - Possible Fauna Underpass



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