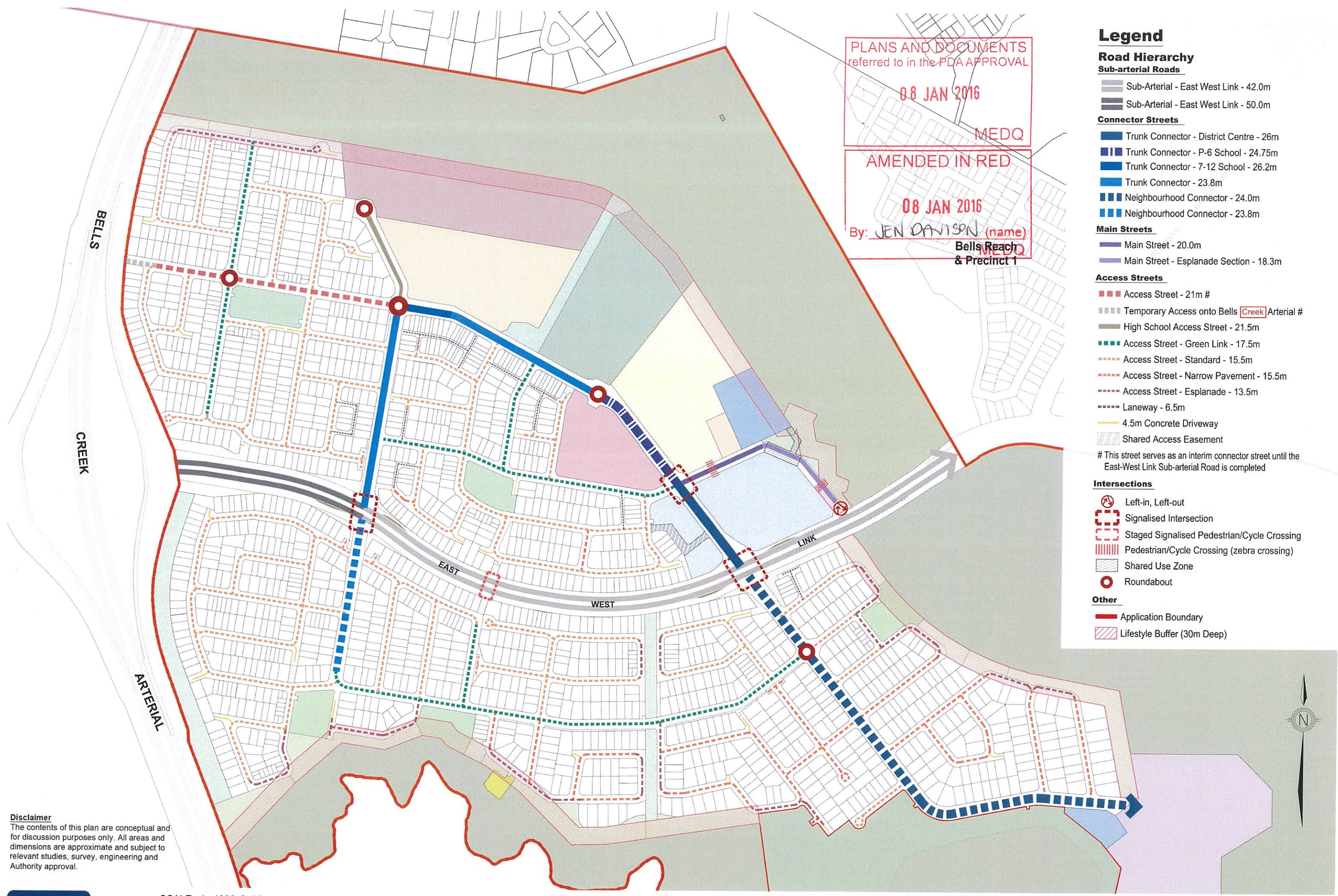




PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

08 JAN 2016

MEDQ

AMENDED IN RED

08 JAN 2016

By: JEN DAVISON (name)

Bells Reach
& Precinct 1

Legend

Road Hierarchy

Sub-arterial Roads

- Sub-Arterial - East West Link - 42.0m
- Sub-Arterial - East West Link - 50.0m

Connector Streets

- Trunk Connector - District Centre - 26m
- Trunk Connector - P-6 School - 24.75m
- Trunk Connector - 7-12 School - 26.2m
- Trunk Connector - 23.8m
- Neighbourhood Connector - 24.0m
- Neighbourhood Connector - 23.8m

Main Streets

- Main Street - 20.0m
- Main Street - Esplanade Section - 18.3m

Access Streets

- Access Street - 21m #
- Temporary Access onto Bells Creek Arterial #
- High School Access Street - 21.5m
- Access Street - Green Link - 17.5m
- Access Street - Standard - 15.5m
- Access Street - Narrow Pavement - 15.5m
- Access Street - Esplanade - 13.5m
- Laneway - 6.5m
- 4.5m Concrete Driveway
- Shared Access Easement
- # This street serves as an interim connector street until the East-West Link Sub-arterial Road is completed

Intersections

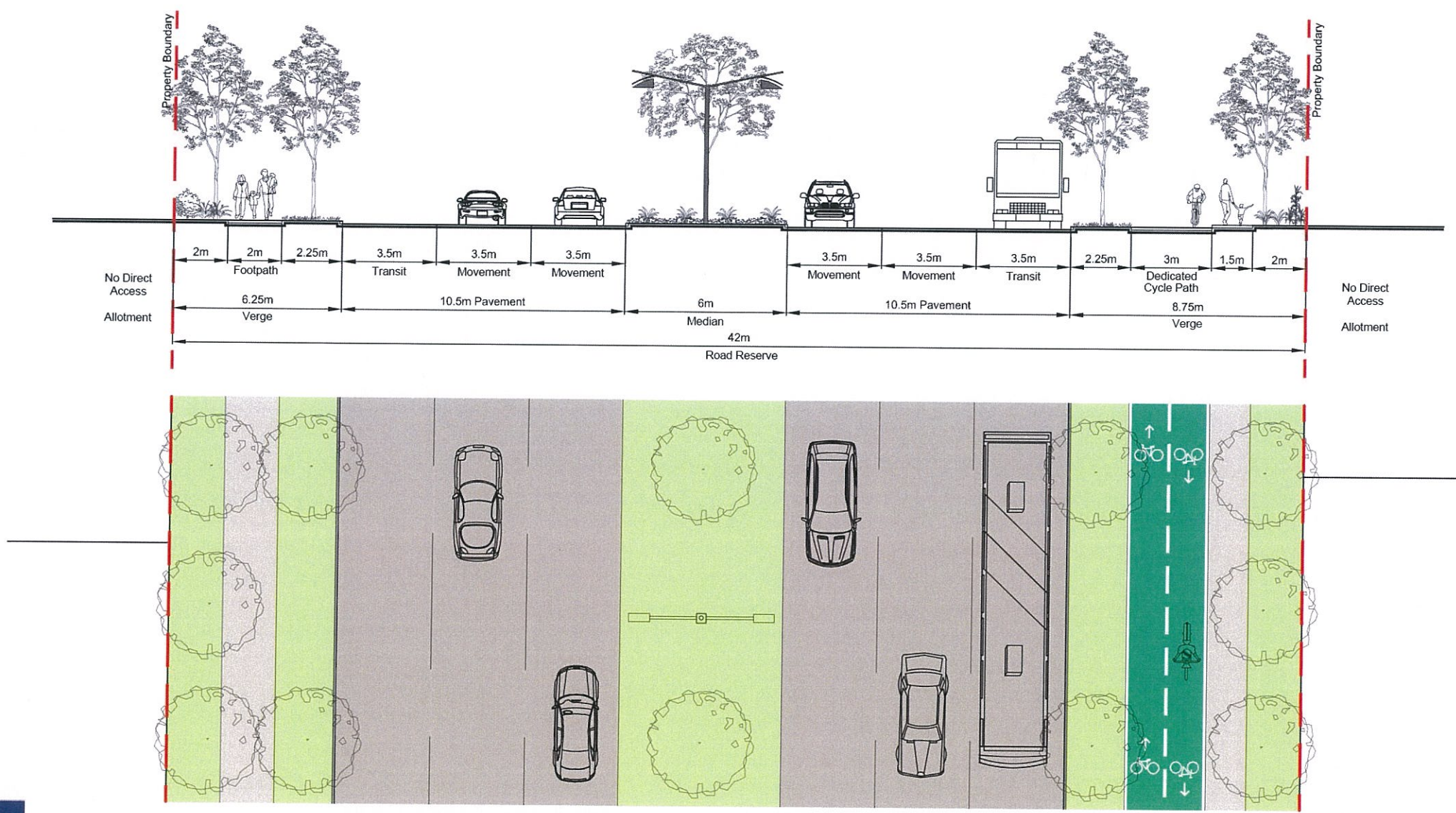
- Left-in, Left-out
- Signalised Intersection
- Staged Signalised Pedestrian/Cycle Crossing
- Pedestrian/Cycle Crossing (zebra crossing)
- Shared Use Zone
- Roundabout

Other

- Application Boundary
- Lifestyle Buffer (30m Deep)

Disclaimer
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Authority approval.

Sub-Arterial - East West Link - 42.0m



DATE: 15 DEC 2015

SCALE 1 : 200 @ A4

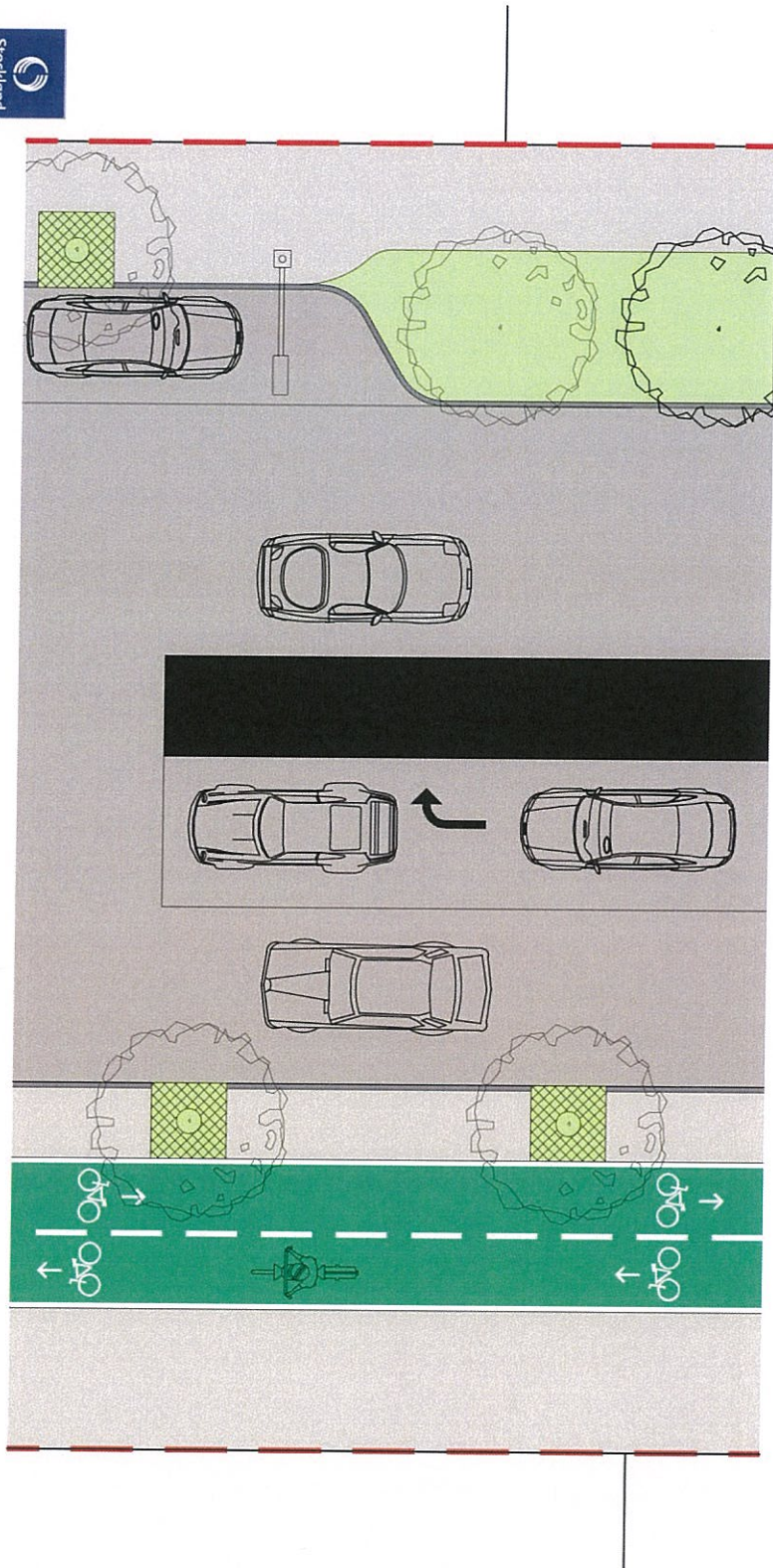
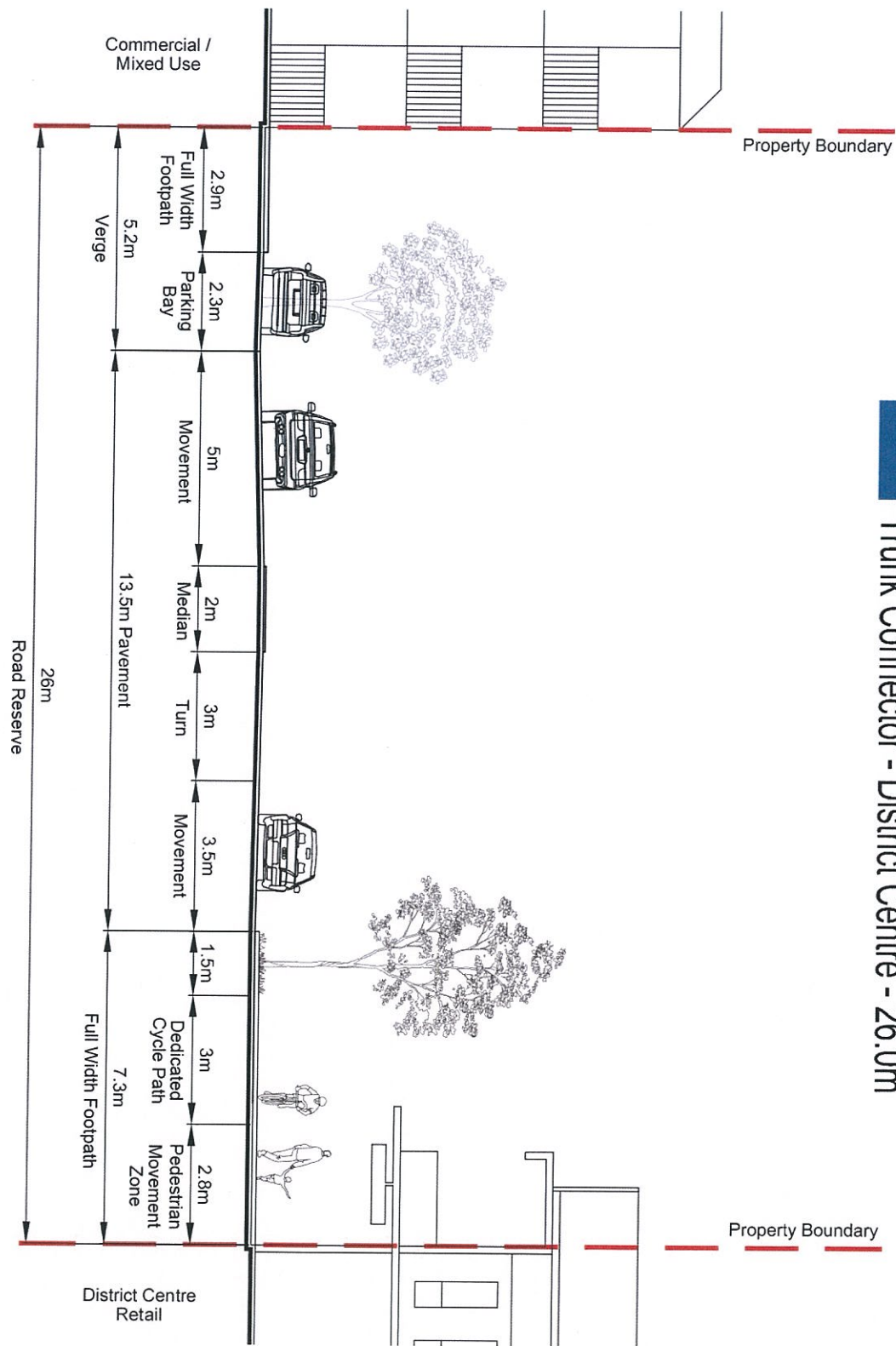
0 2 4 6 8 10 12

DWG NAME : 167100-30H Road Sections

Sub Arterial - East-West Link 42m

Typical Section

Trunk Connector - District Centre - 26.0m



RPS

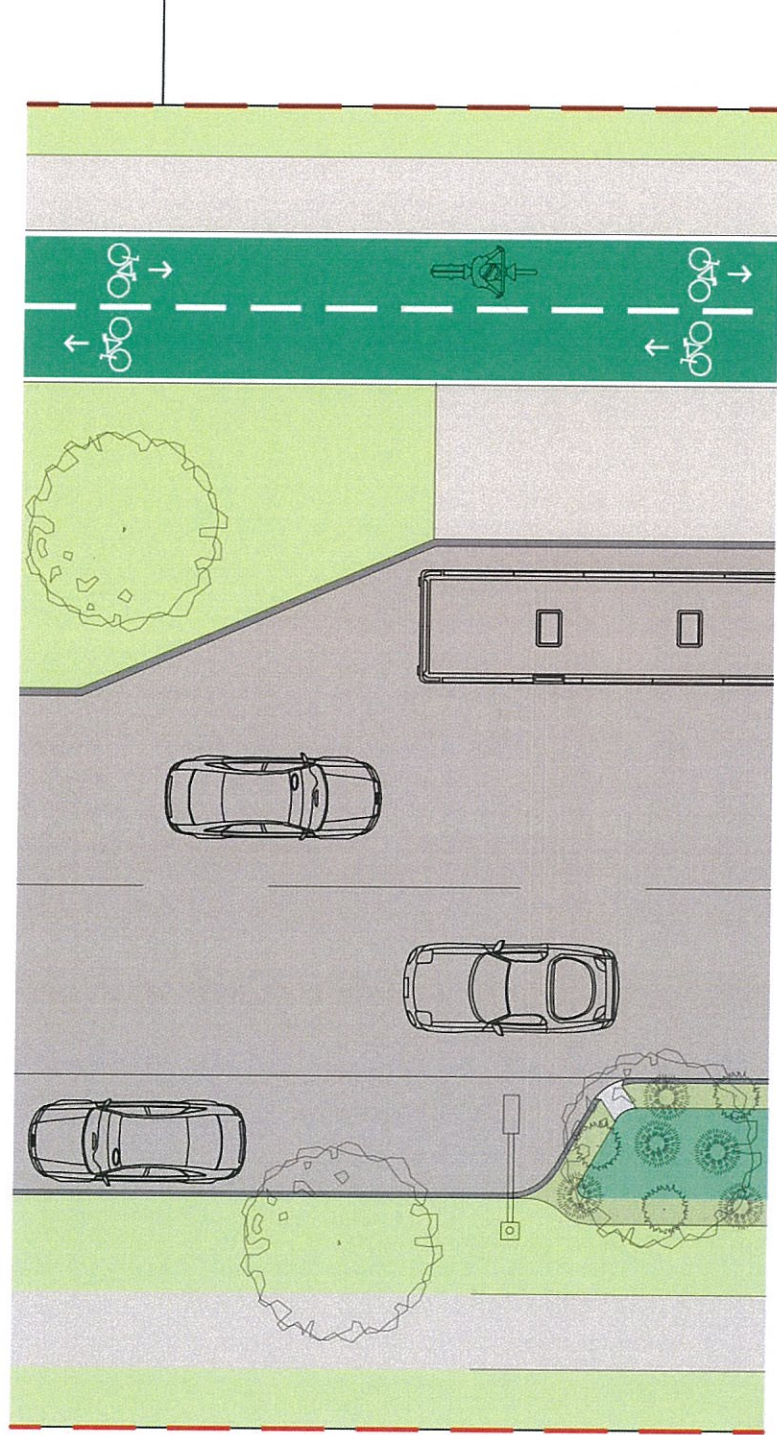
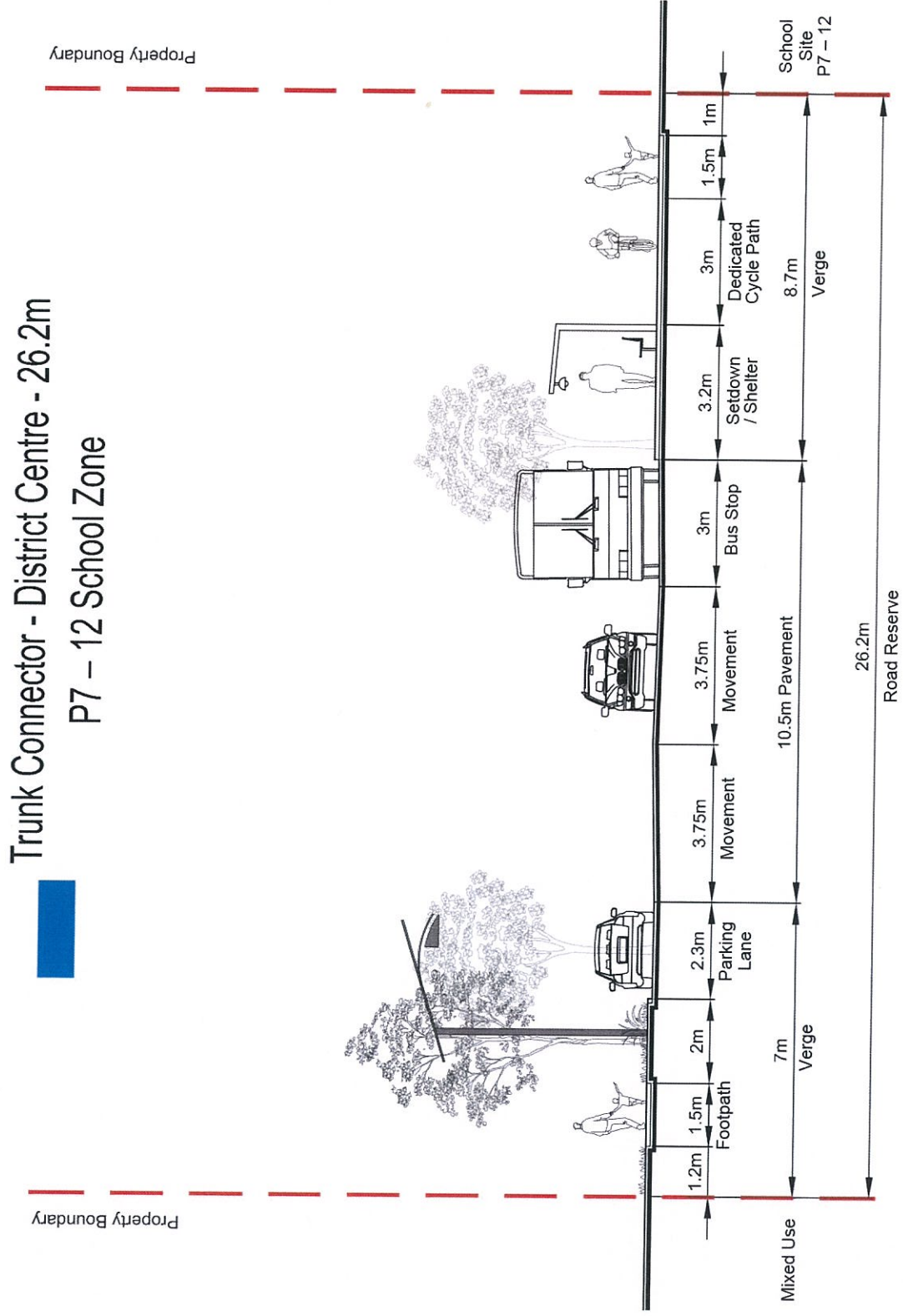
DATE: 15 DEC 2015

SCALE 1 : 150 @ A4

DWG NAME : 167100-30H Road Sections

Trunk Connector - District Centre 26m

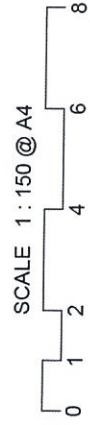
Controlled Access



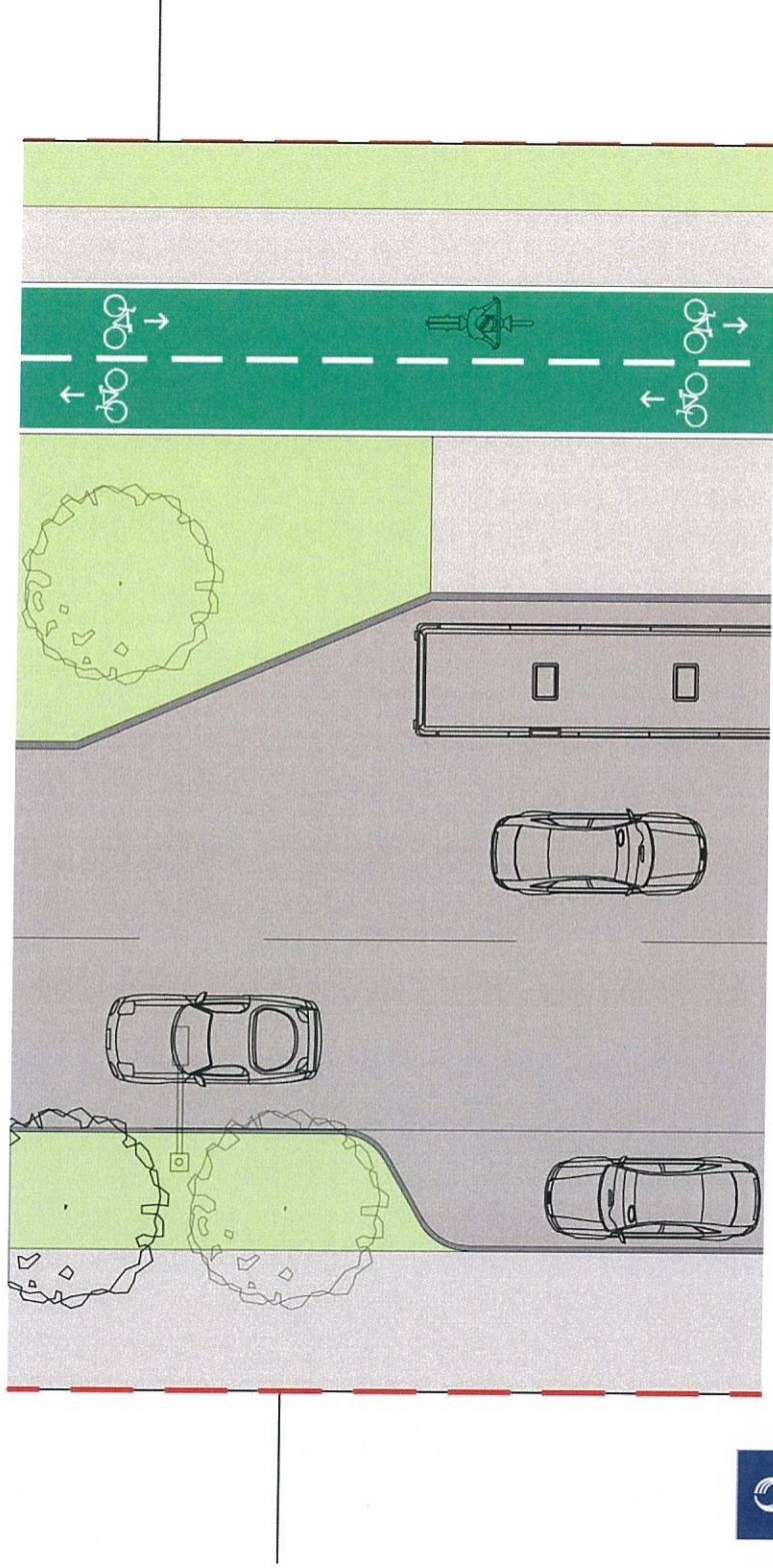
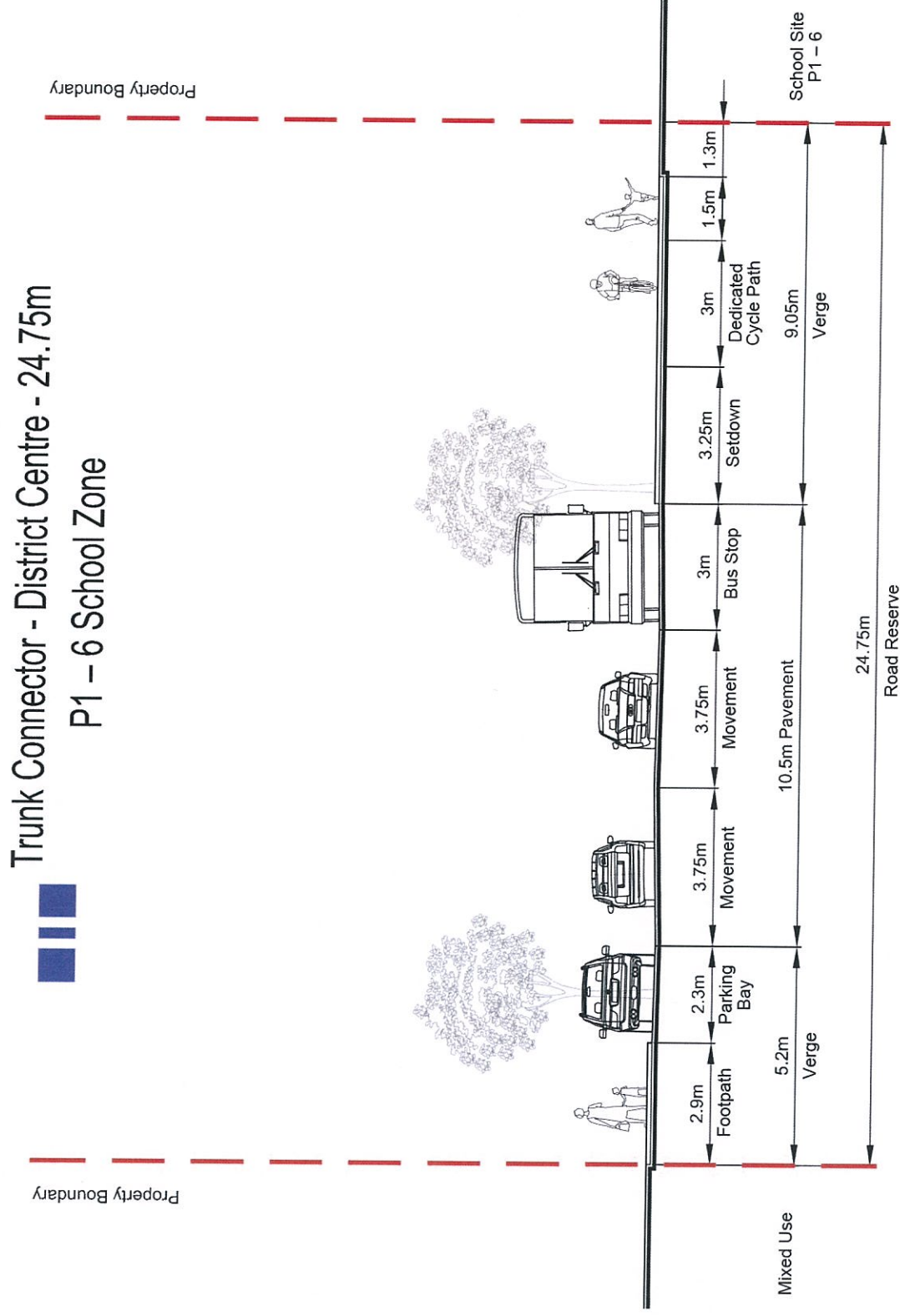
RPS

DATE: 15 DEC 2015

DWG NAME : 167100-30H Road Sections



Trunk Connector - District Centre 26.2m
Controlled Access



RPS

SCALE 1 : 150 @ A4

0 1 2 4 6 8

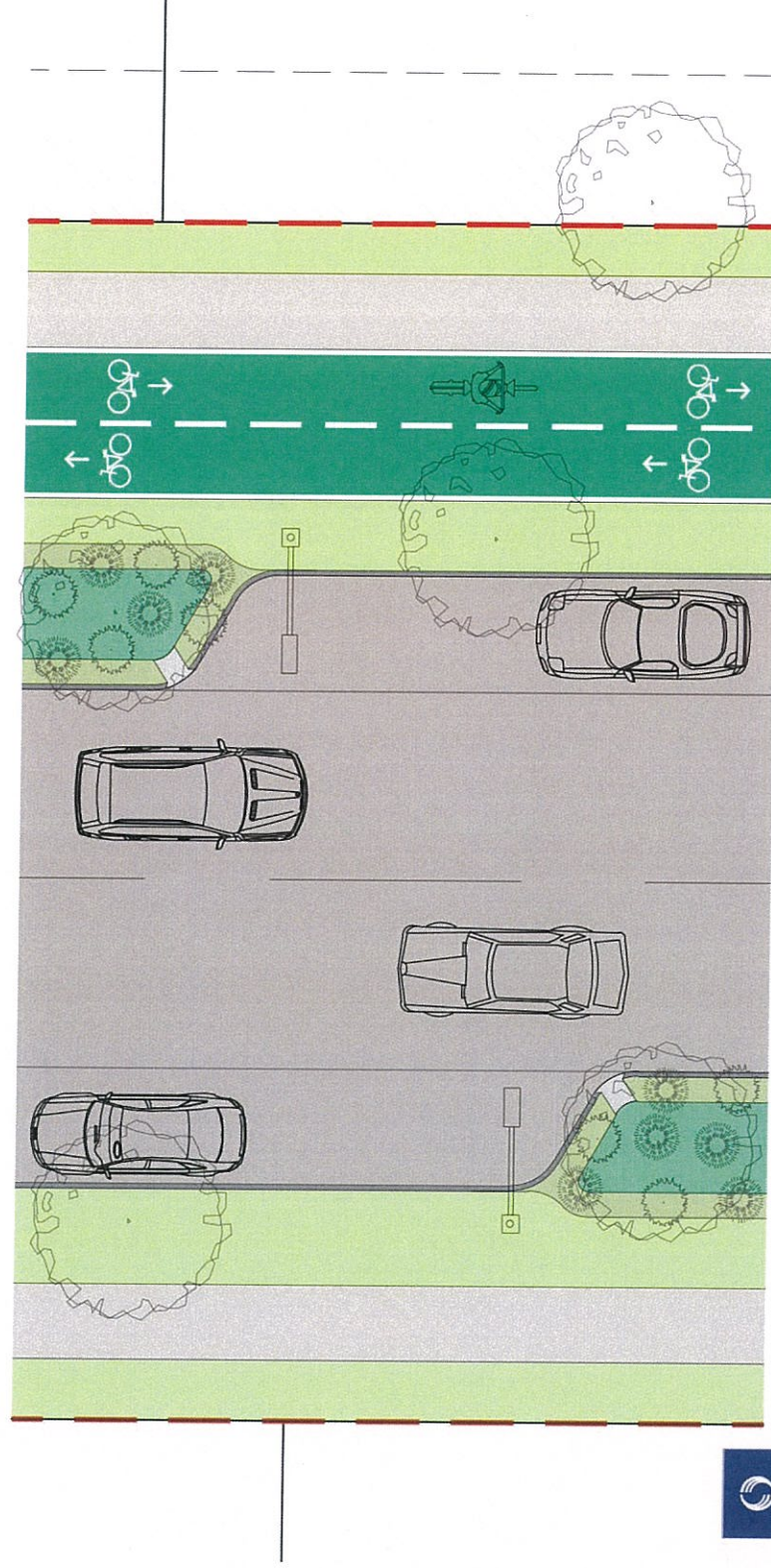
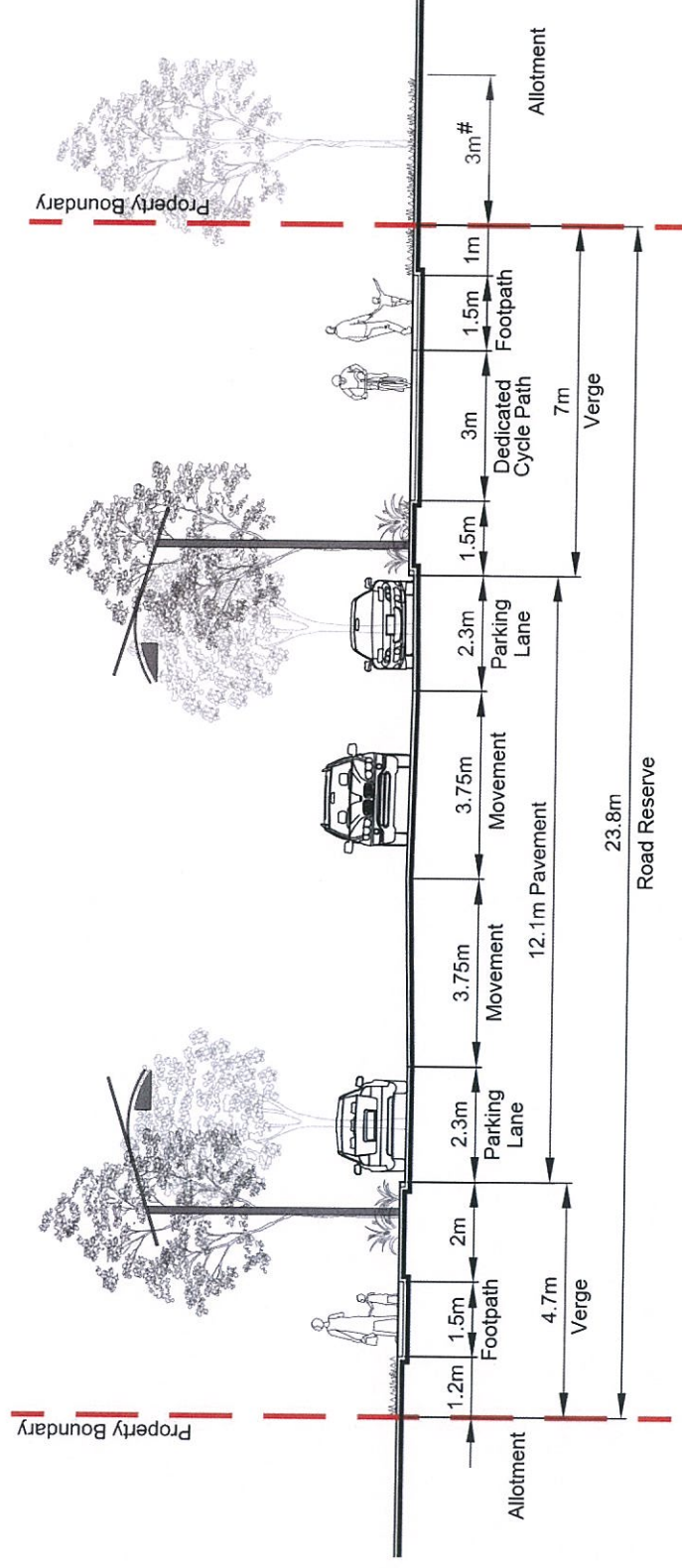
DATE: 15 DEC 2015 DWG NAME : 167100-30H Road Sections

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Trunk Connector - 23.8m

3.0m - 4.0m landscape buffer in some locations - refer to connectivity plan



RPS

DATE: 15 DEC 2015

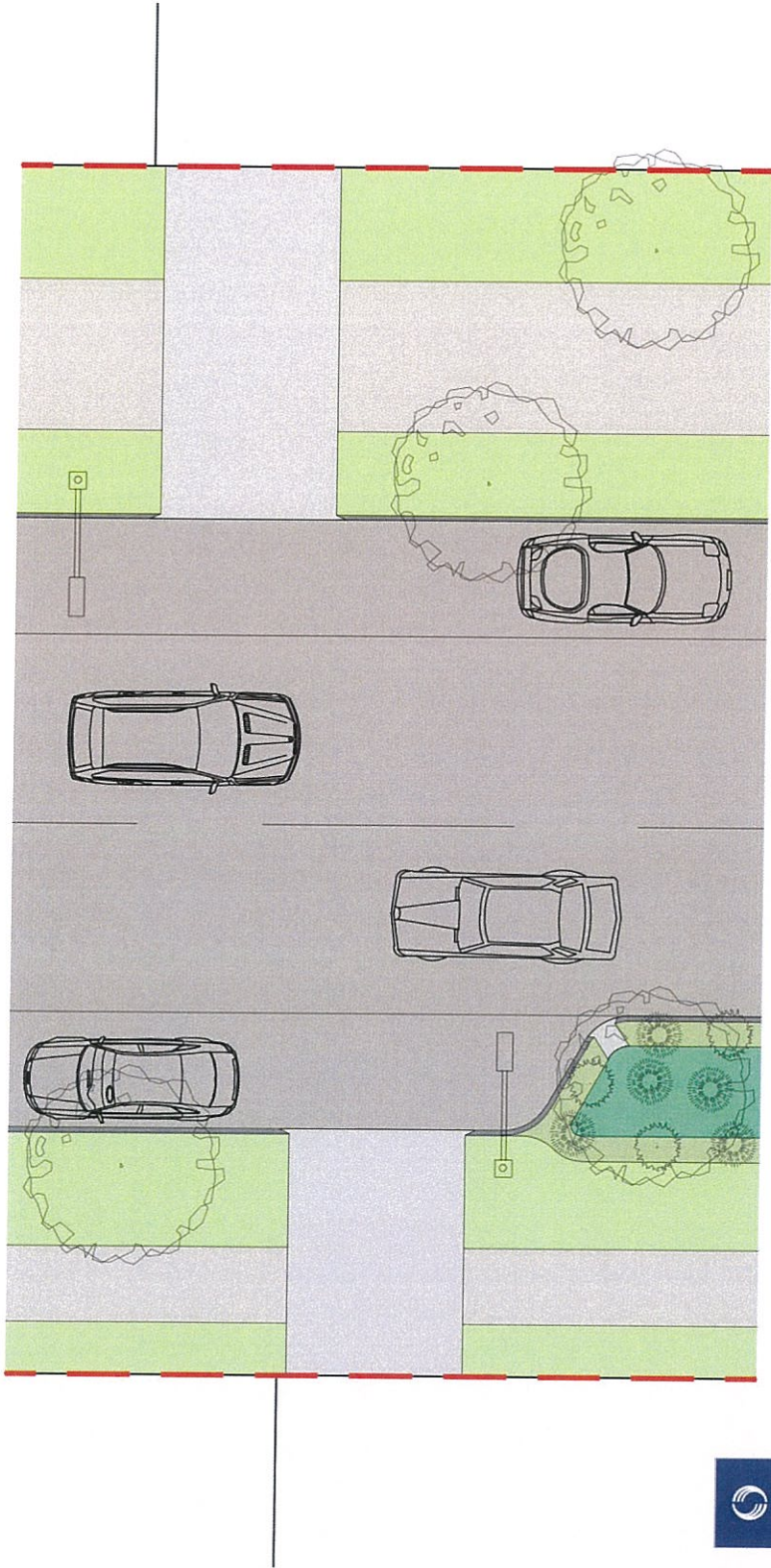
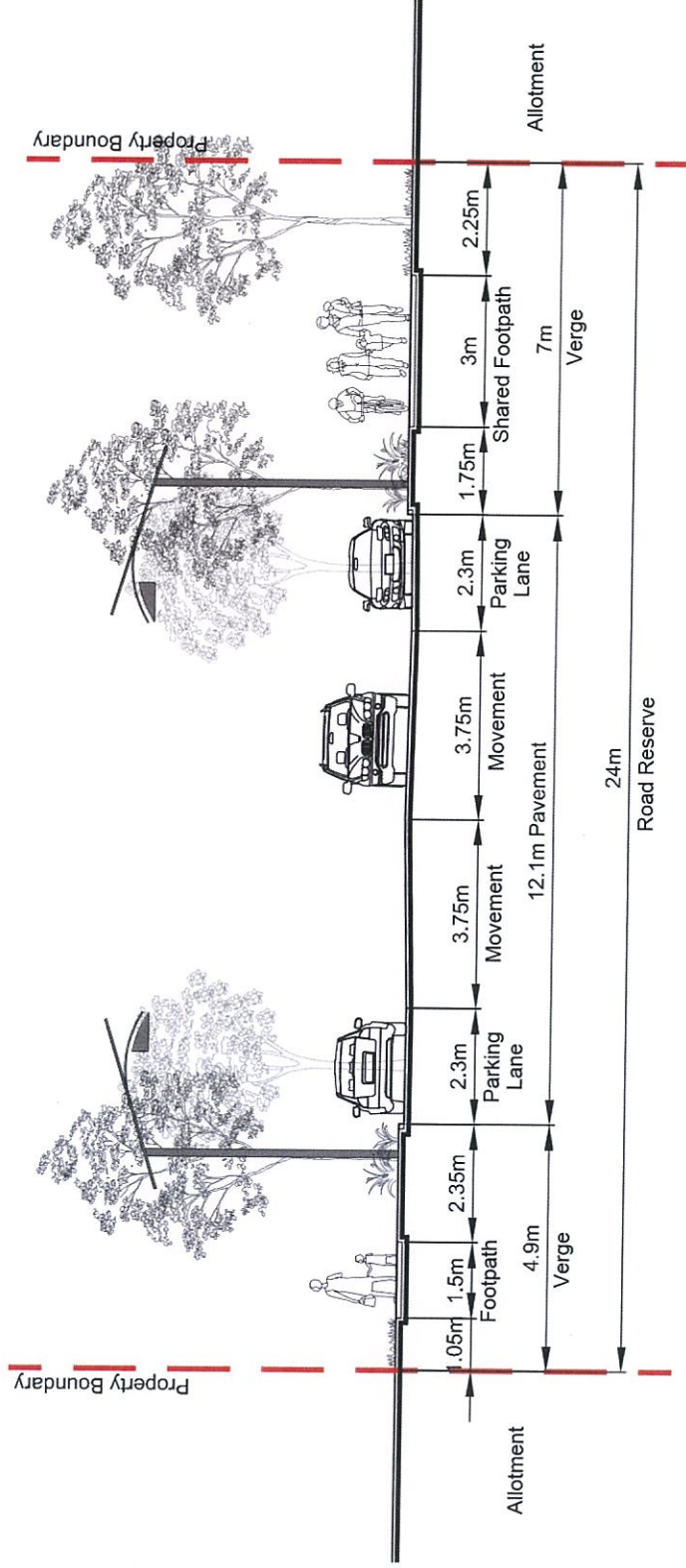
SCALE 1 : 150 @ A4
0 1 2 4 6 8

DWG NAME : 167100-30H Road Sections

Trunk Connector 23.8m

No Direct Access

■ ■ ■ Neighbourhood Connector - 24.0m



DATE: 15 DEC 2015

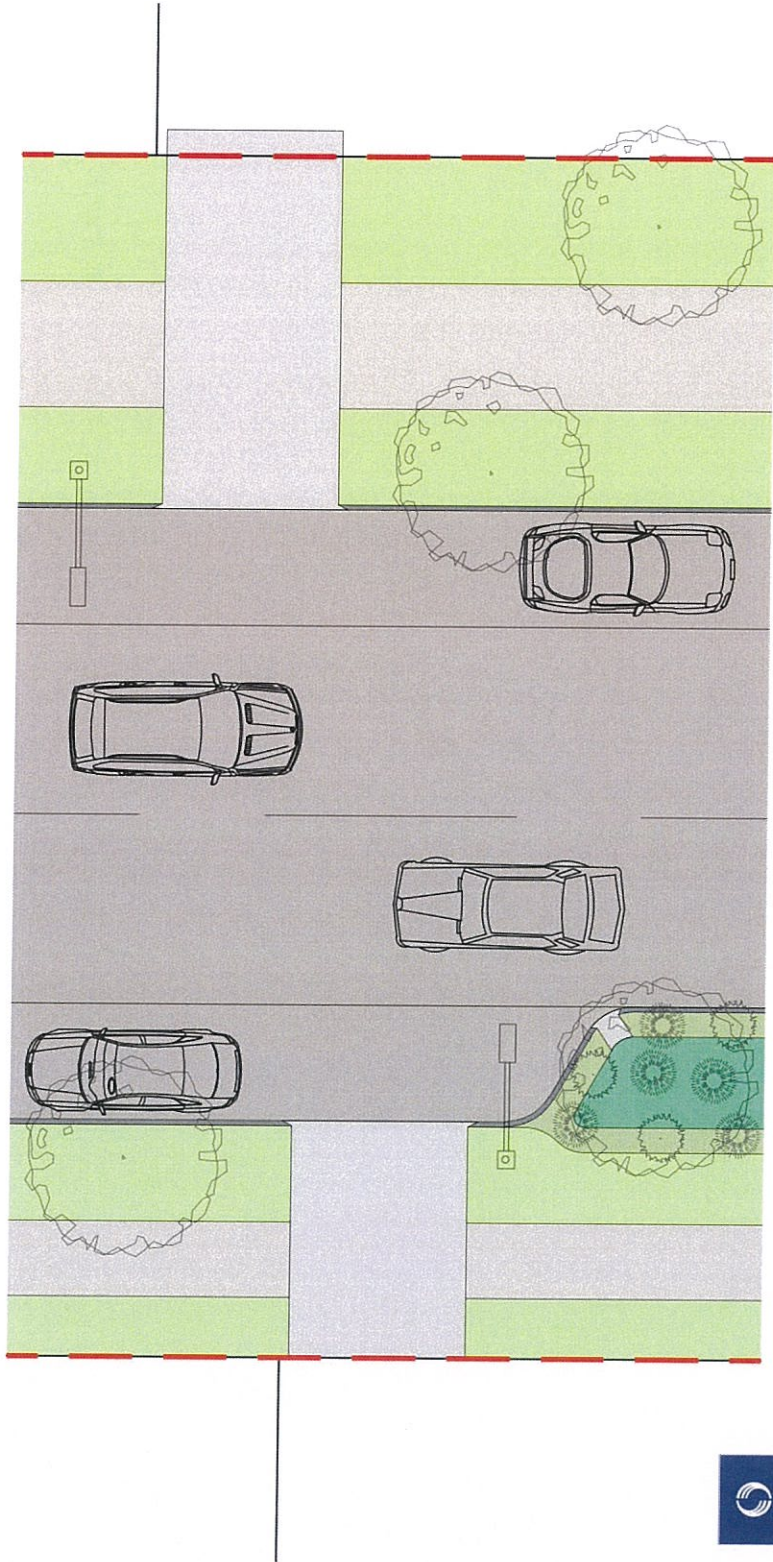
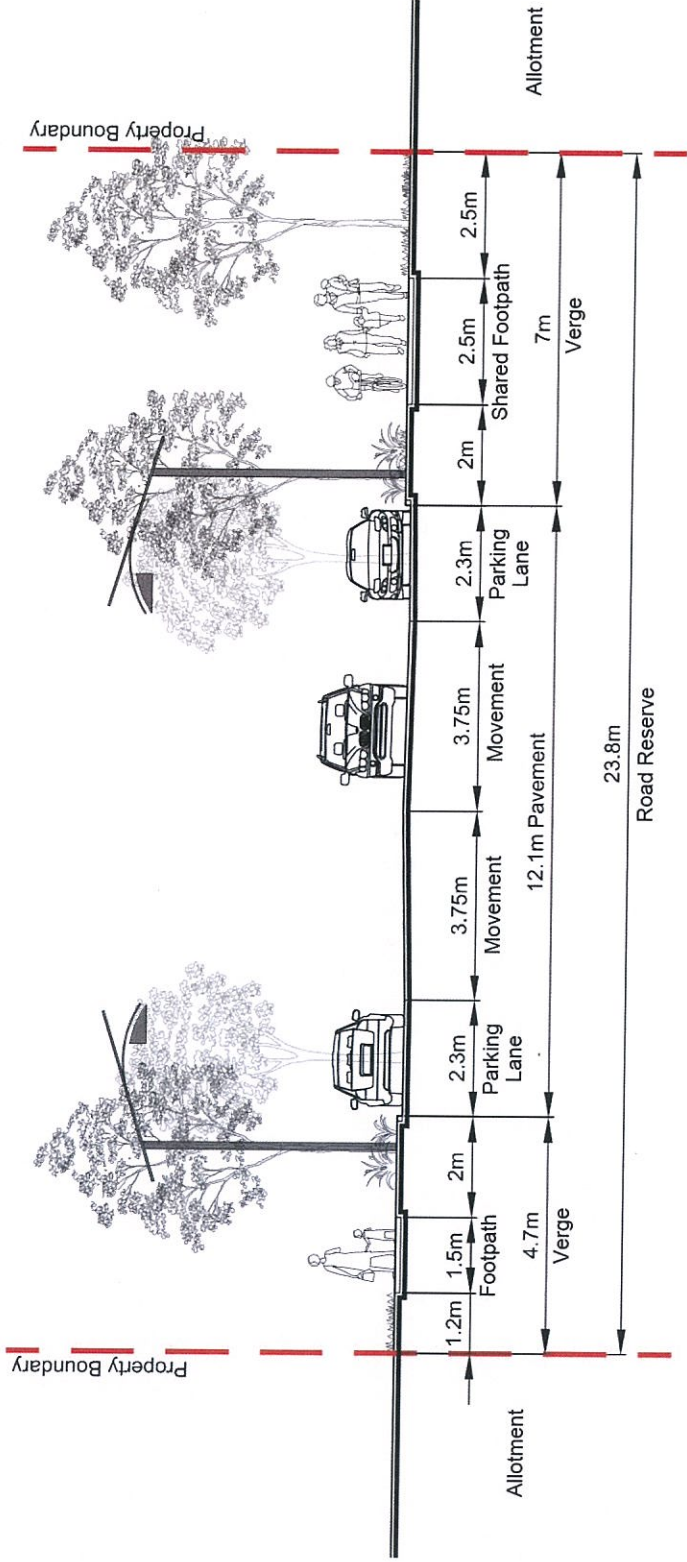
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DWG NAME : 167100-30H Road Sections

Neighbourhood Connector 24m

Direct Lot Access

■ ■ ■ Neighbourhood Connector - 23.8m



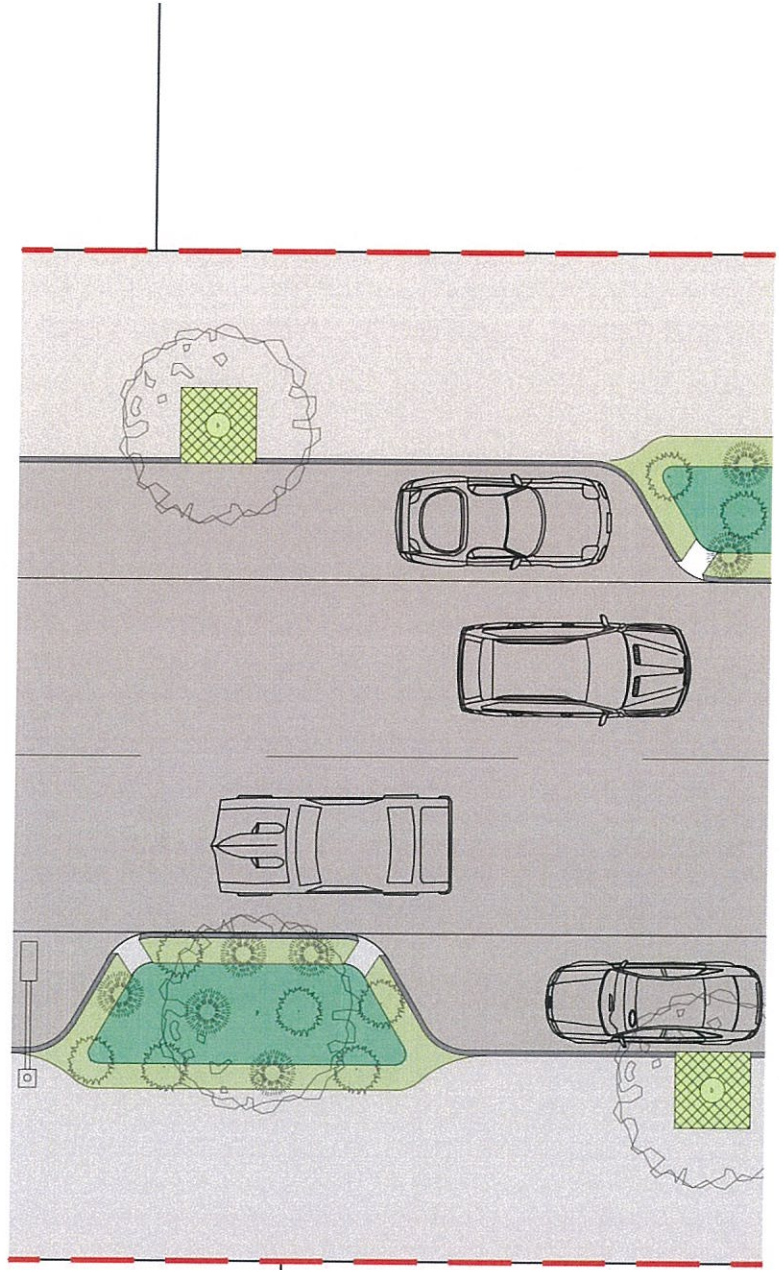
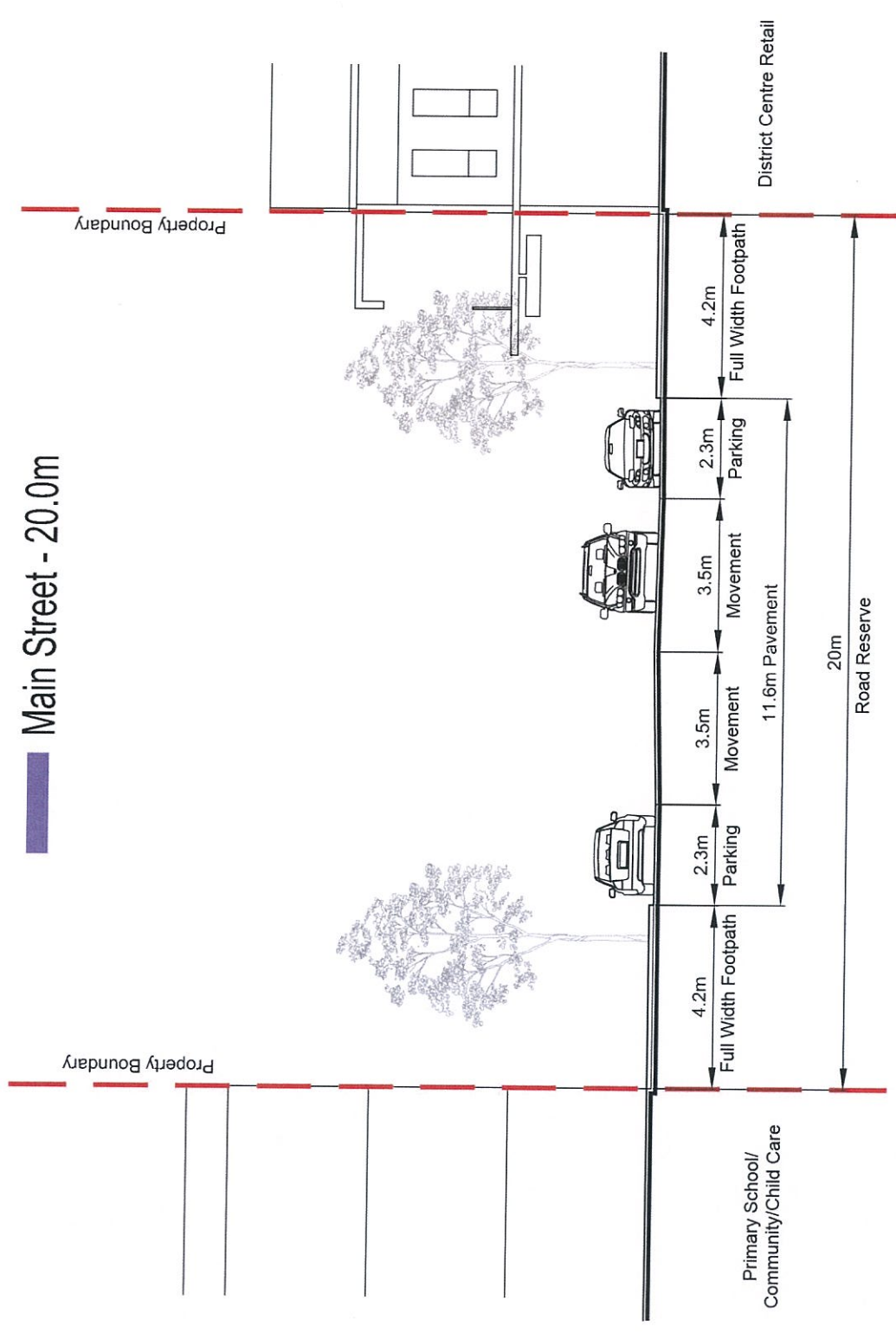
DATE: 15 DEC 2015

SCALE 1 : 150 @ A4
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DWG NAME : 167100-30H Road Sections

Neighbourhood Connector 23.8m

Direct Lot Access

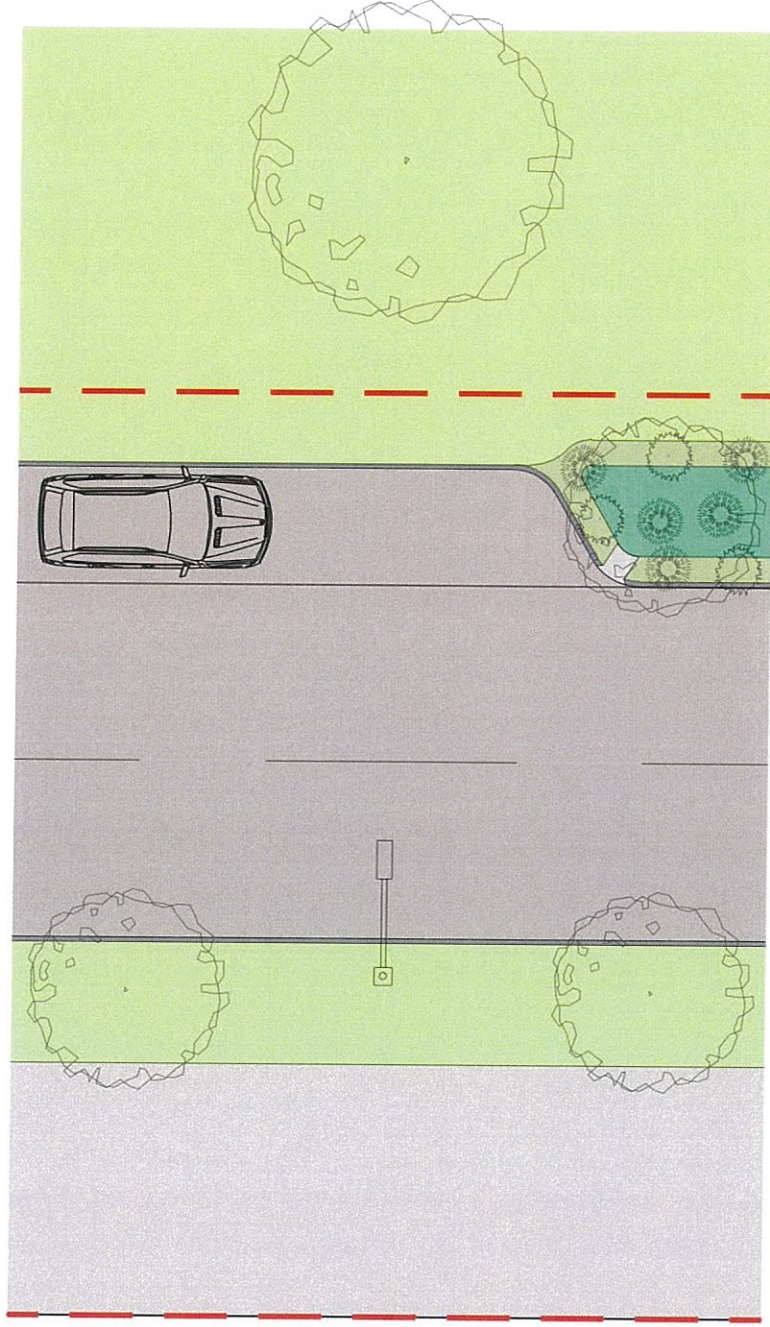
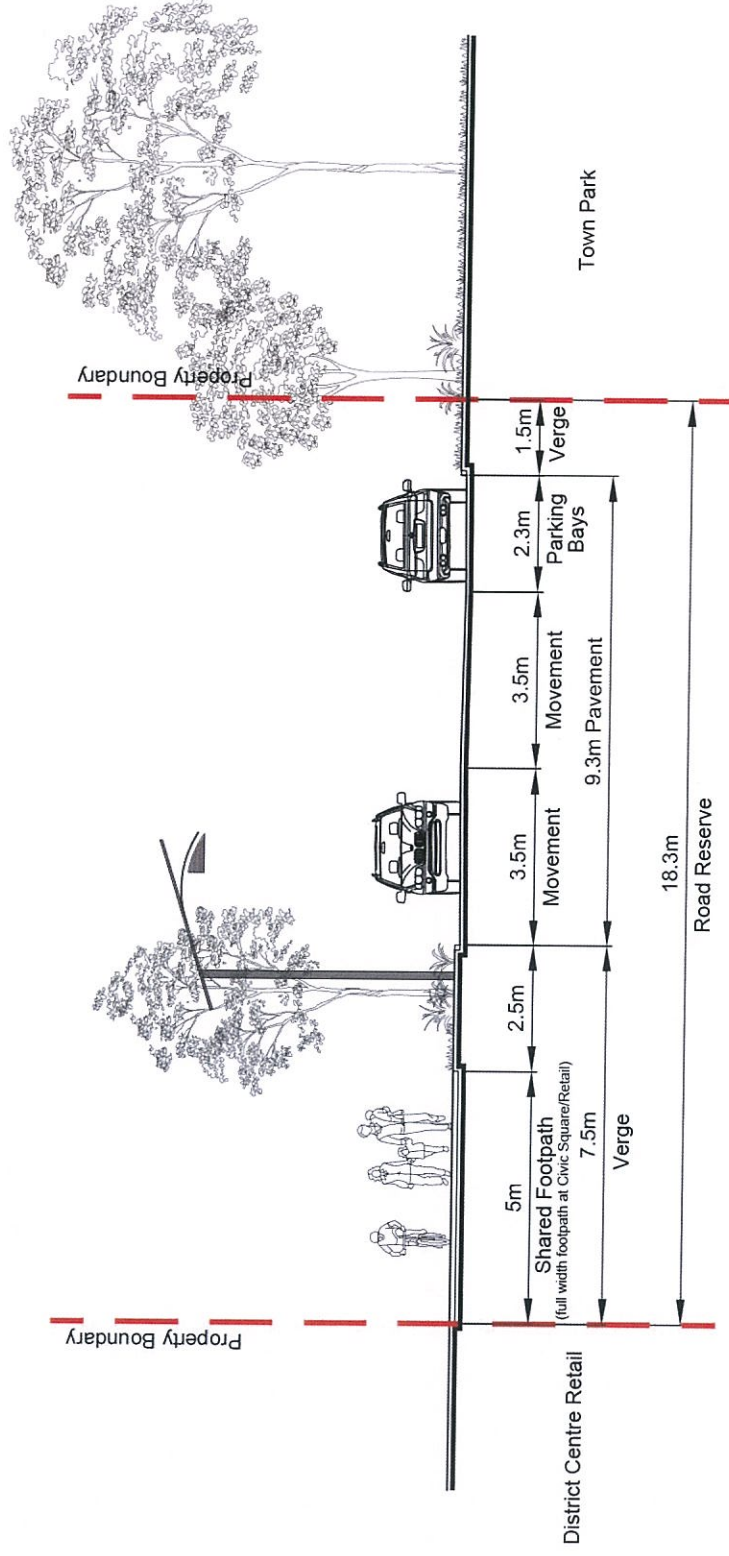


RPS
DATE: 15 DEC 2015

SCALE 1 : 150 @ A4
0 1 2 4 6 8
DWG NAME : 167100-30H Road Sections

Main Street 20.0m
District Centre - Standard Section

Main Street - Esplanade Section - 18.3m



RPS

DATE: 15 DEC 2015

SCALE 1 : 150 @ A4

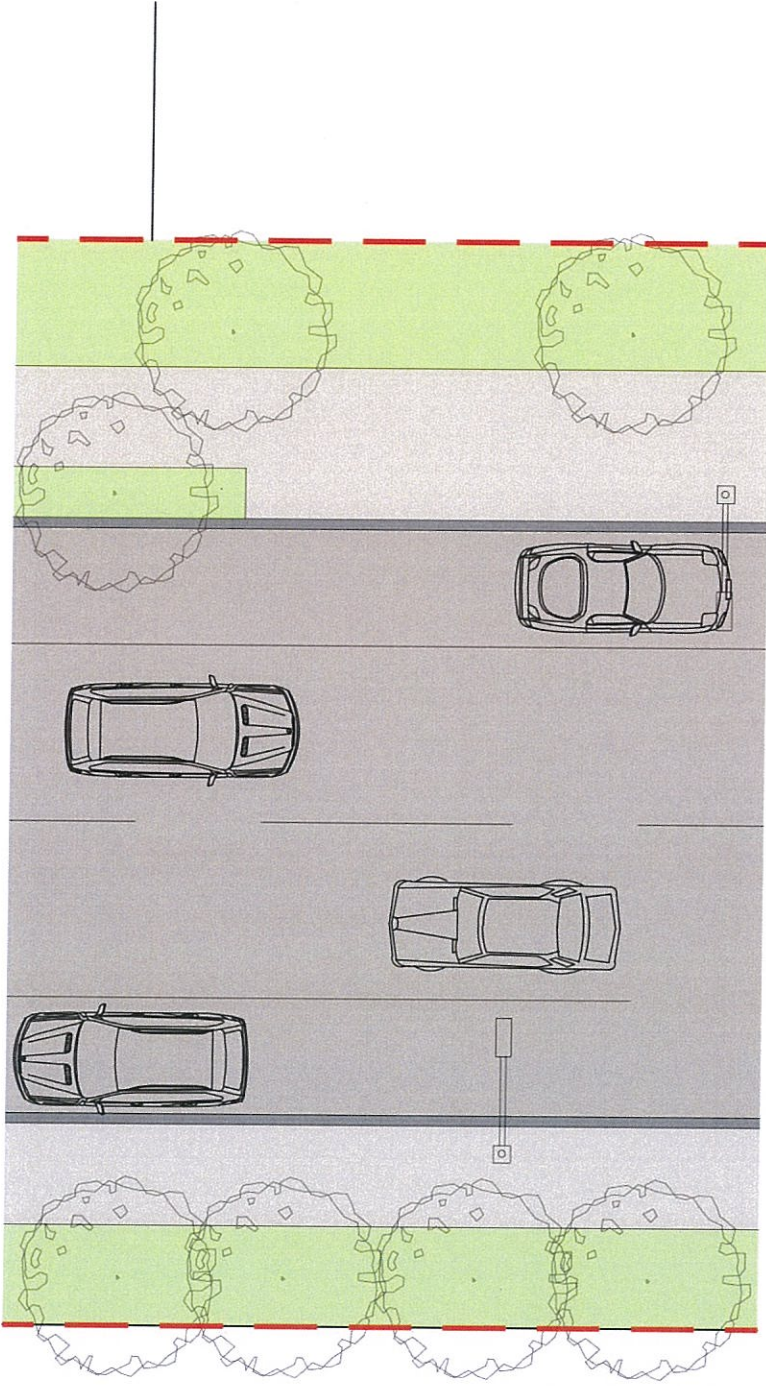
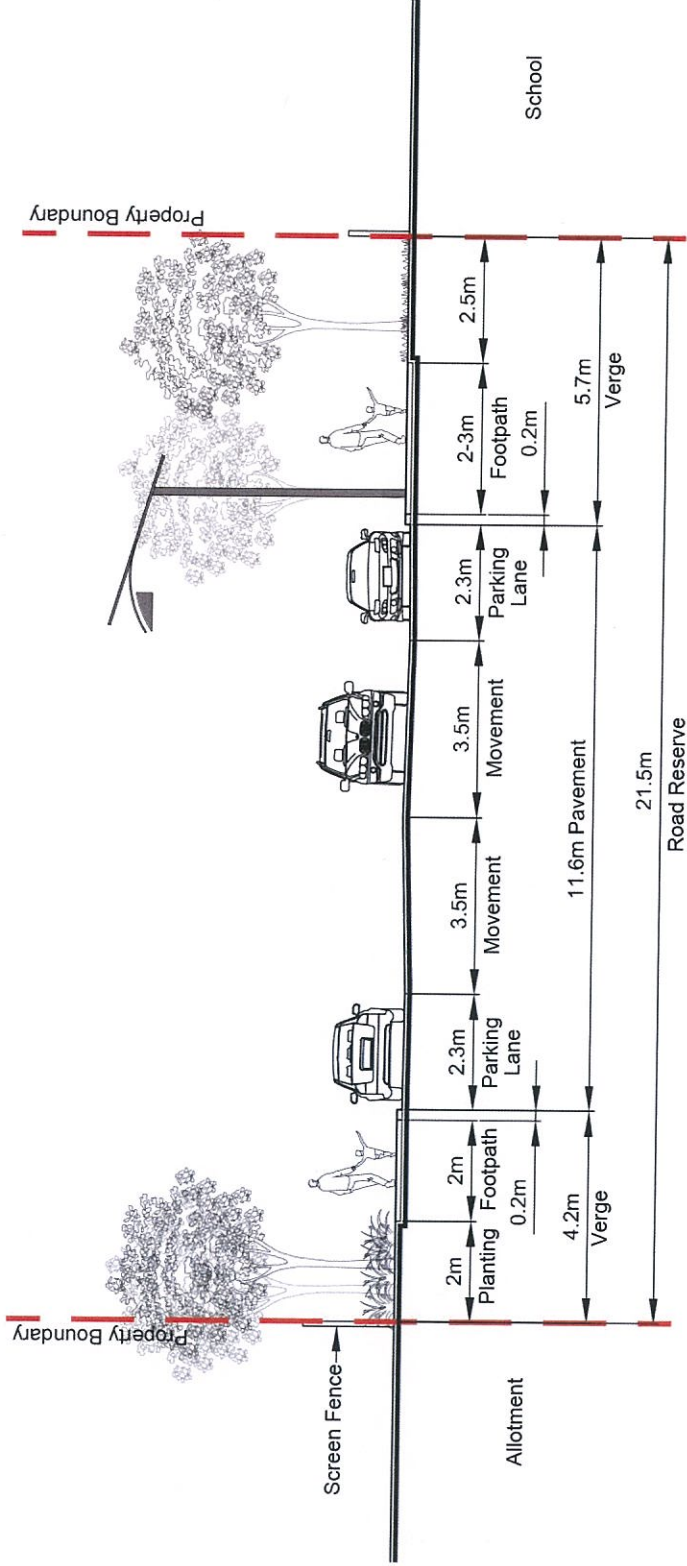
0 1 2 4 6 8

DWG NAME : 167100-30H Road Sections

Main Street 18.3m

District Centre - Esplanade Section

High School Access Street - 21.5m



DATE: 15 DEC 2015

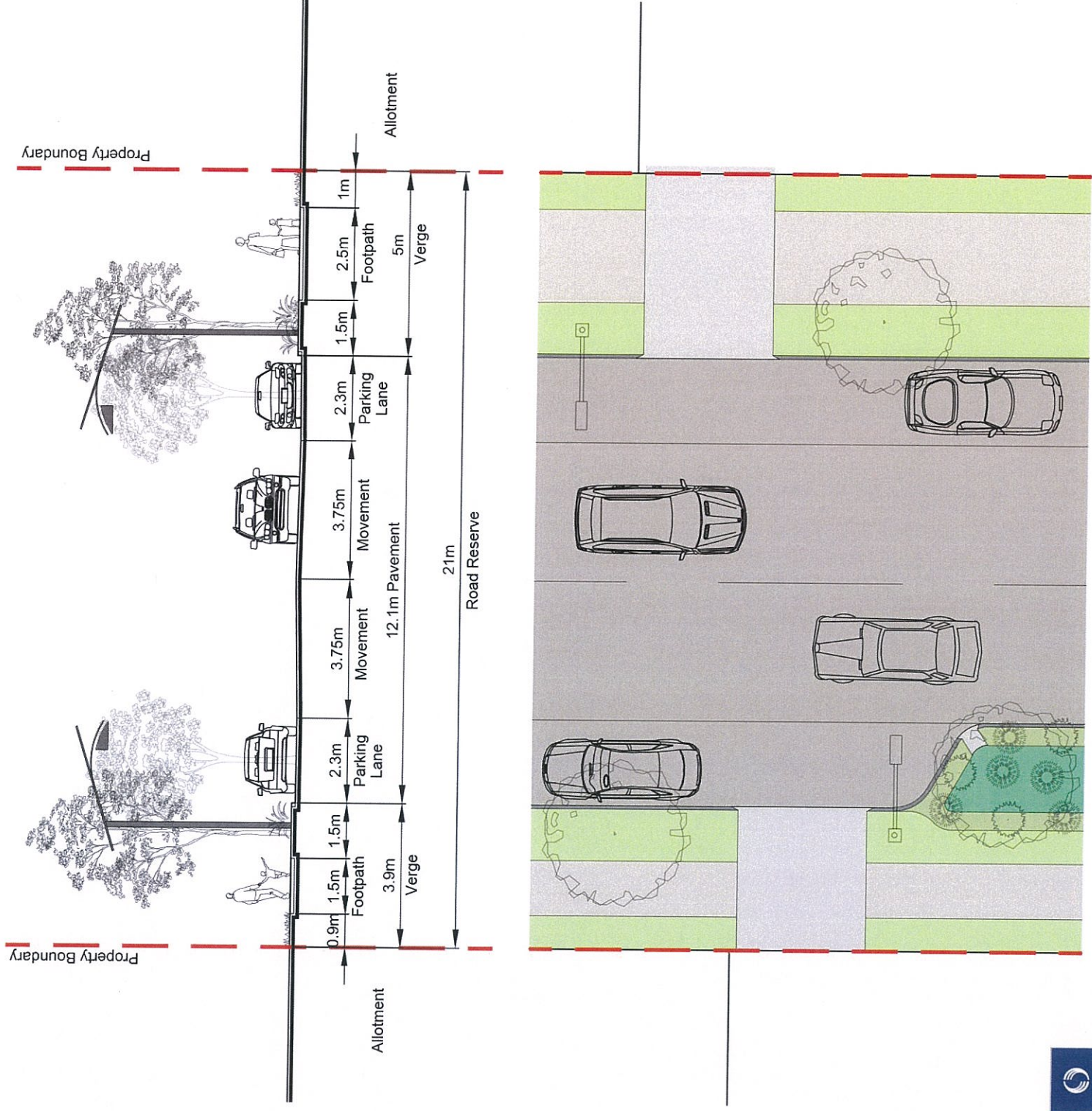
SCALE 1 : 150 @ A4
0 1 2 4 6 8

DWG NAME : 167100-30H Road Sections

High School Access Street 21.5m
Standard Section

■ ■ ■ Access Street - 21m

This street serves as an interim connector street until the East-West Link Sub-arterial Road is completed



DATE: 15 DEC 2015

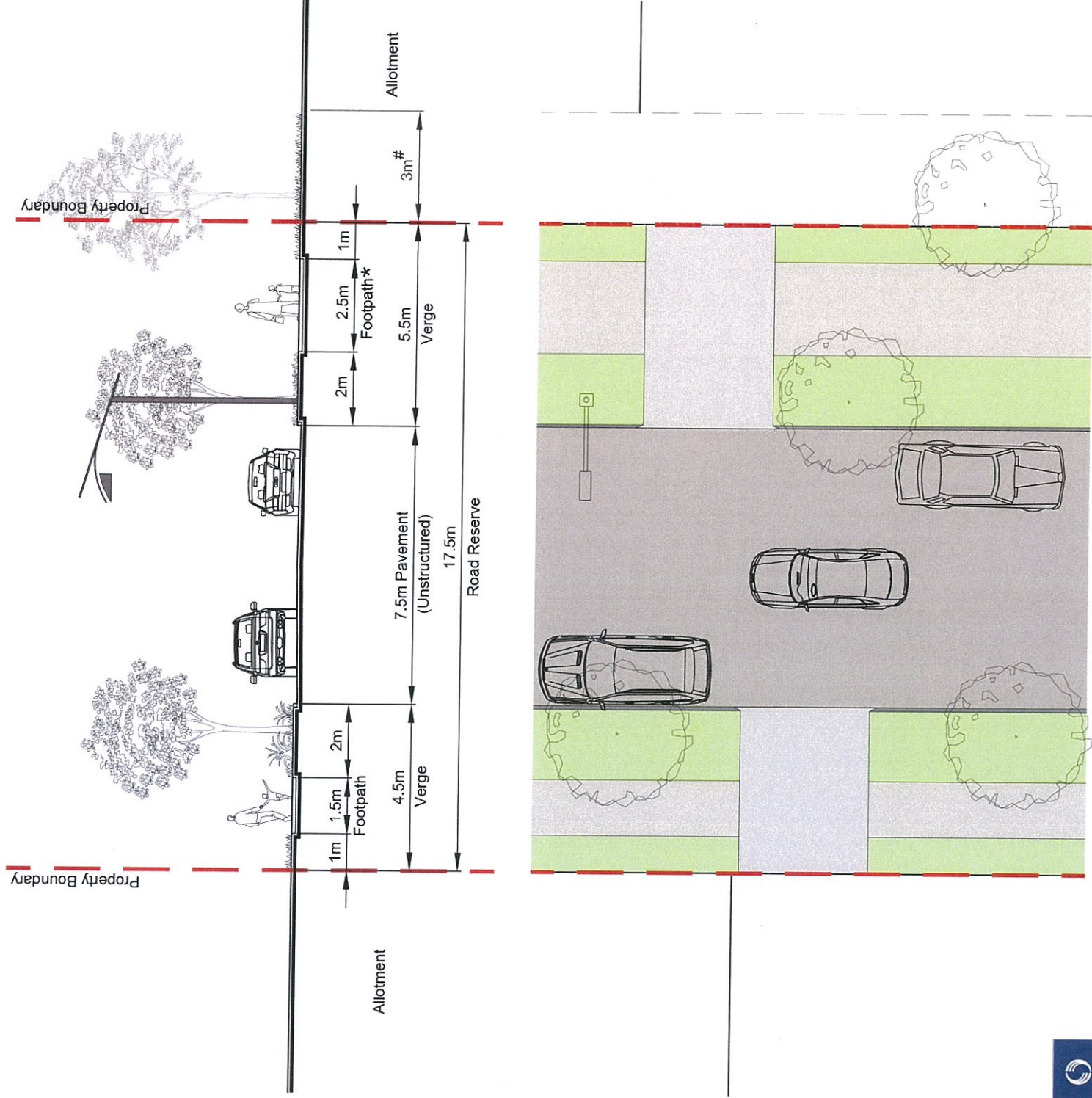
SCALE 1 : 150 @ A4
0 1 2 4 6 8

DWG NAME : 167100-30H Road Sections

Access Street 21m
Temporary Connector

Access Street - Green Link - 17.5m

* footpath width varies in some locations - refer to connectivity plan
3.0m landscape buffer in some locations - refer to connectivity plan



DATE: 15 DEC 2015

SCALE 1 : 150 @ A4

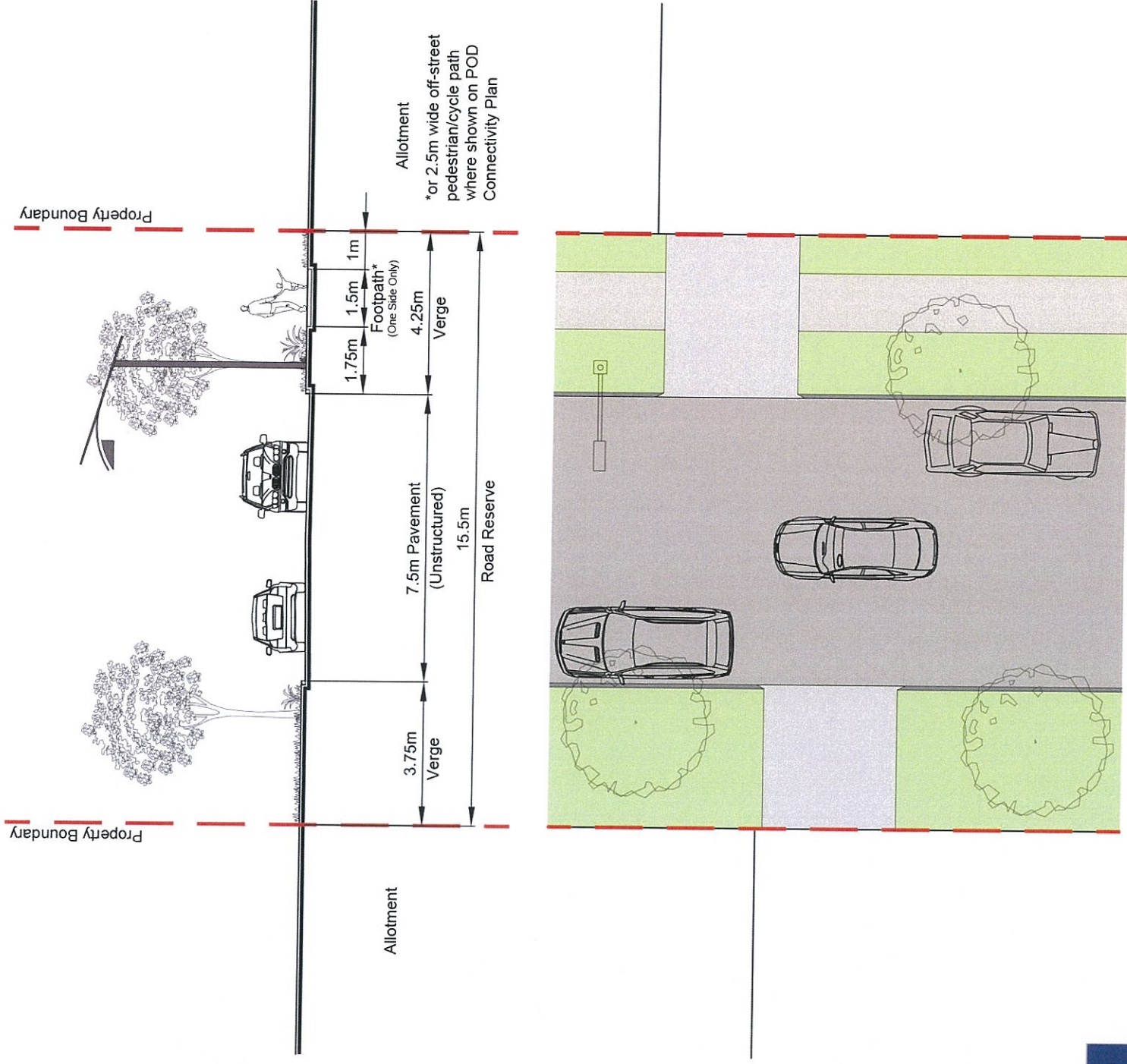
0 1 2 4 6 8

DWG NAME : 167100-30H Road Sections

Access Street 17.5m

Green Link

Access Street - Standard - 15.5m



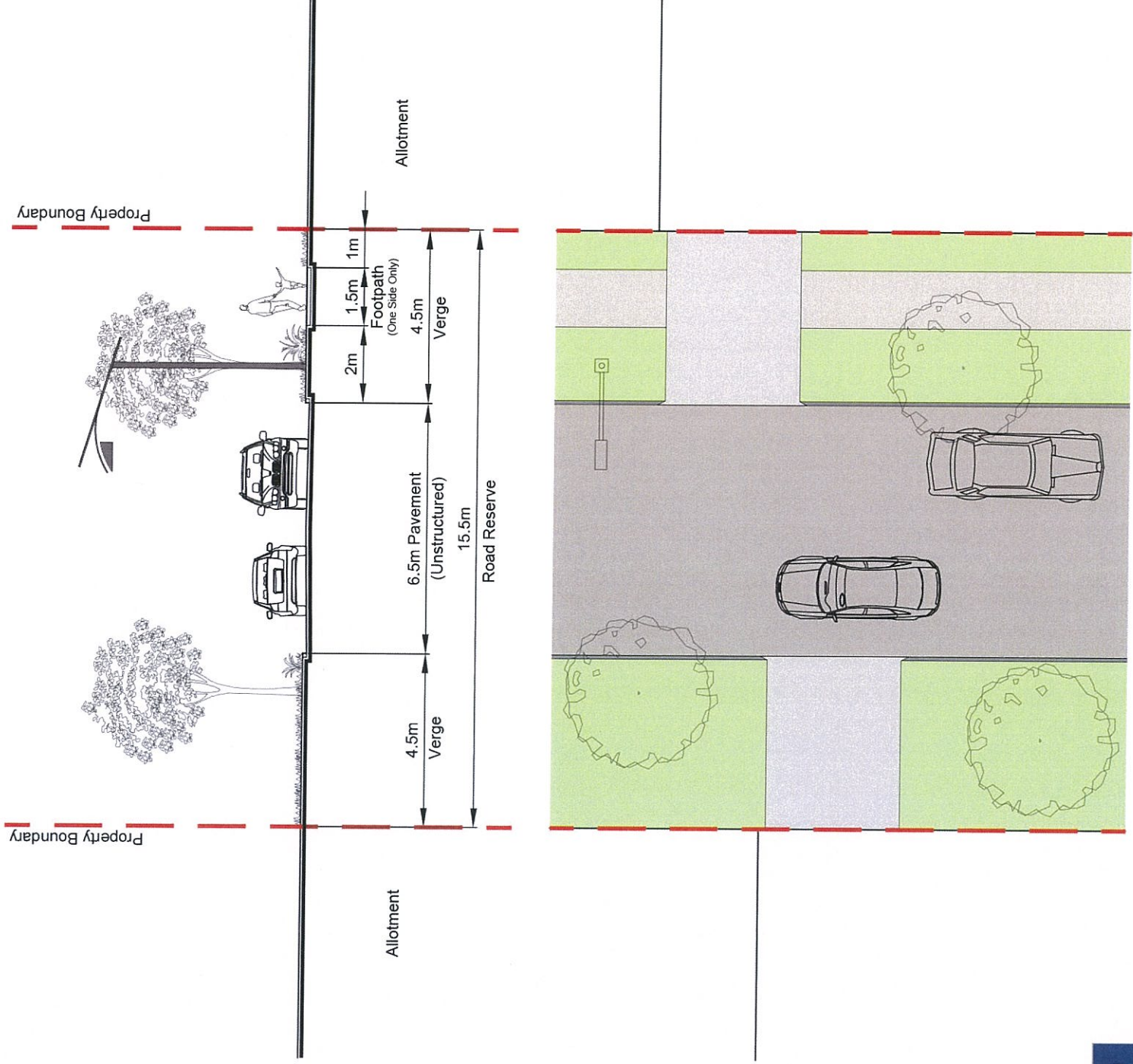
DATE: 15 DEC 2015

SCALE 1 : 150 @ A4
0 1 2 4 6 8

DWG NAME : 167100-30H Road Sections

Access Street 15.5m
Standard Section

Access Street - Narrow Pavement - 15.5m



DATE: 15 DEC 2015

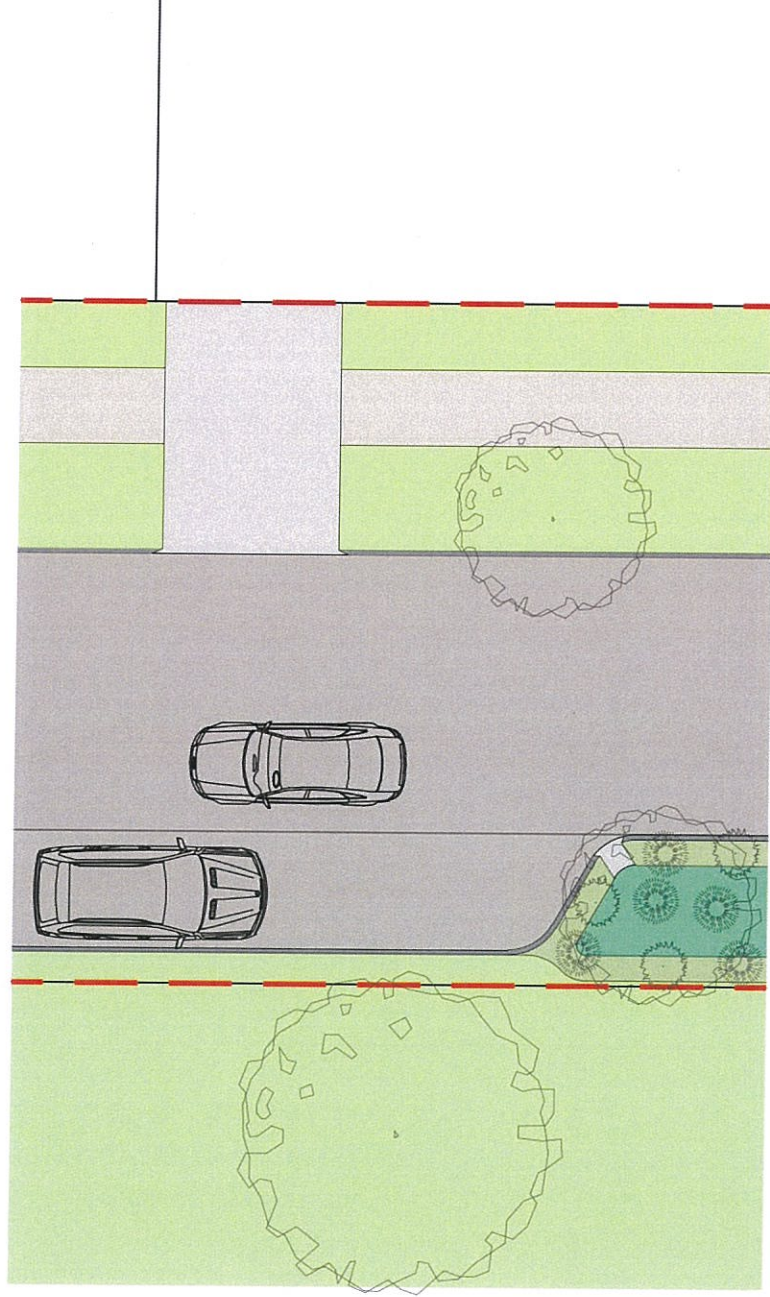
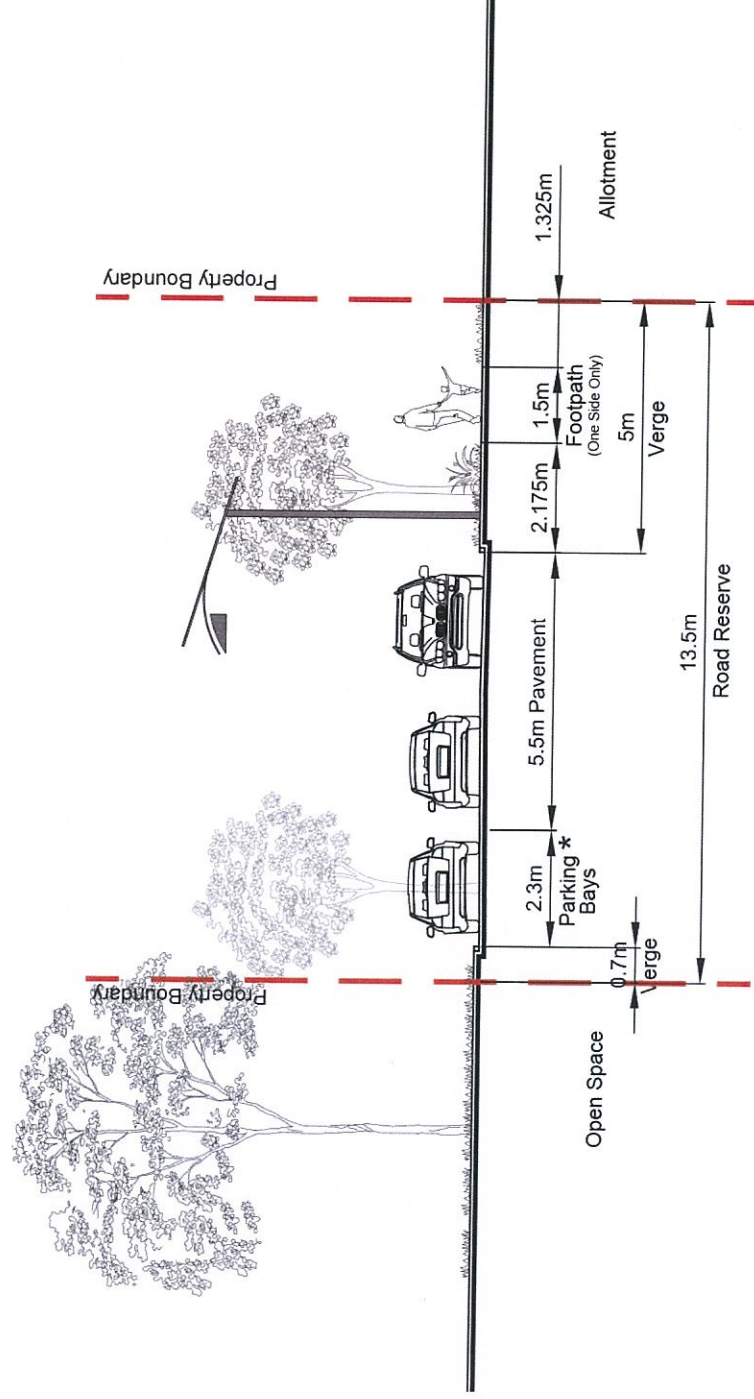
SCALE 1 : 150 @ A4
0 1 2 4 6 8

DWG NAME : 167100-30H Road Sections

Access Street 15.5m
Narrow Pavement Section

Access Street - Esplanade - 13.5m

* Indented bays present where shown on ROL plans



RPS

DATE: 15 DEC 2015

SCALE 1 : 150 @ A4
0 1 2 4 6 8

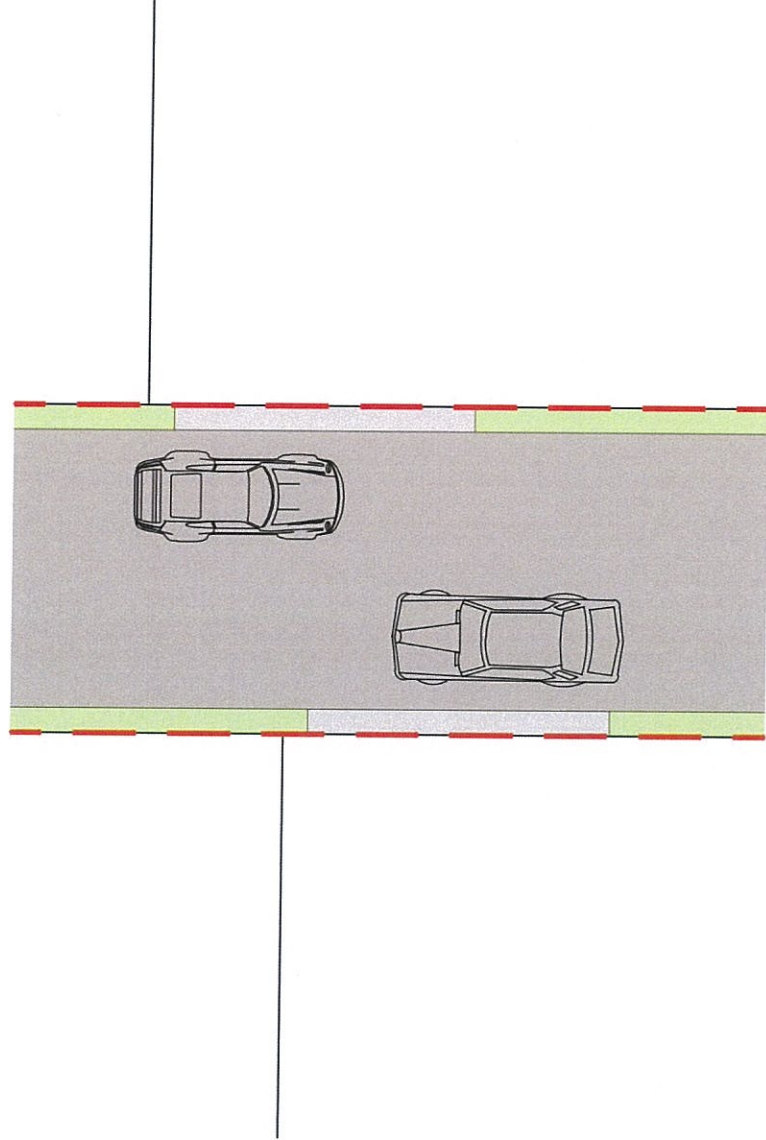
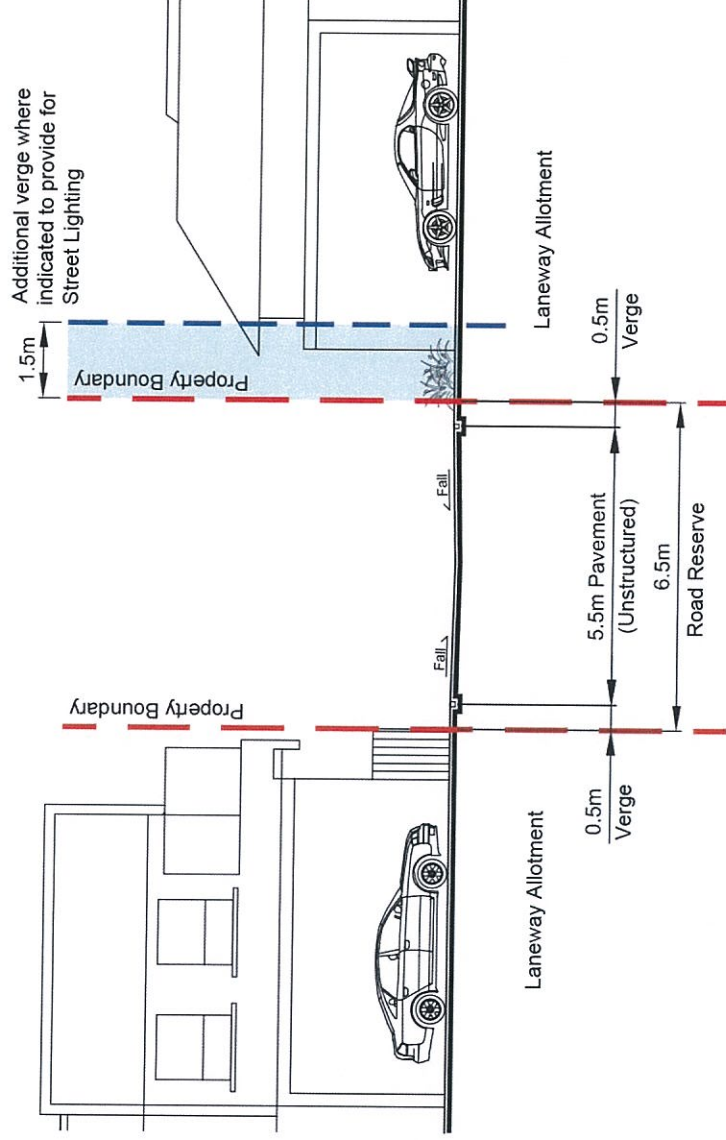
DWG NAME : 167100-30H Road Sections

Access Street - Premium 13.5m
Esplanade Section

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--- Laneway - 6.5m



DATE: 15 DEC 2015

SCALE 1 : 150 @ A4

0 1 2 4 6 8

DWG NAME : 167100-30H Road Sections

Laneway 6.5m
Standard Section