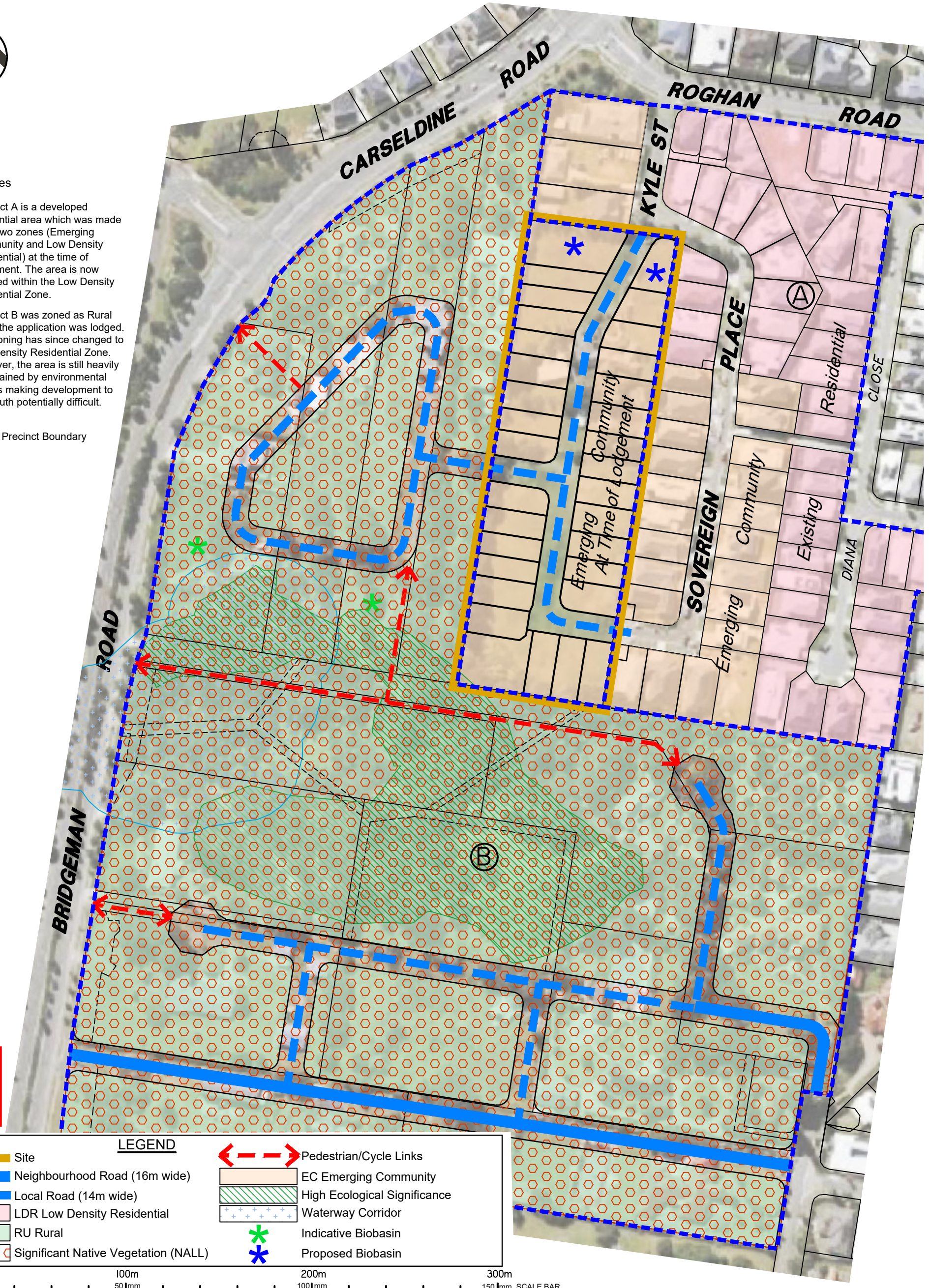
Precinct Notes

Ⓐ Precinct A is a developed residential area which was made up of two zones (Emerging Community and Low Density Residential) at the time of lodgement. The area is now mapped within the Low Density Residential Zone.

Ⓑ Precinct B was zoned as Rural when the application was lodged. The zoning has since changed to Low Density Residential Zone. However, the area is still heavily constrained by environmental factors making development to the south potentially difficult.

Precinct Boundary



BCC DS
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APPLICATION REF
A006119207

LEGEND

- Site
- Neighbourhood Road (16m wide)
- Local Road (14m wide)
- LDR Low Density Residential
- RU Rural
- Significant Native Vegetation (NALL)
- Pedestrian/Cycle Links
- EC Emerging Community
- High Ecological Significance
- Waterway Corridor
- Indicative Biobasin
- Proposed Biobasin

0m 100m 200m 300m
0 50 mm 100 mm 150 mm SCALE BAR

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IMPORTANT NOTES:

This plan was prepared for Preliminary evaluation of the land situated at Kyle Street, Bridgeman Downs. This plan is intended for discussion purposes only and should not be used for any other purposes. No investigations have been undertaken by Veris Australia Pty Ltd over this area of land other than to sight the registered plan and topographical map. The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. Any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no relevance should be placed on the information on this plan for any financial dealings involving the land.

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Data Sources

Cadastral Boundaries	DCDB (Feb 2022)
Contours / Topographic	LIDAR (2014)
Aerial Images	Nearmap (Feb 2022)
Flood Level	*
Engineering Design	Civil Dimensions P/L (Sept 2022)
Architectural Design	*
Landscape Design	*

Issue	Revisions	Date	Drawn
E	Add Precincts + Pedestian Links	05/12/2023	GJF
D	Amend layout. Add NALL	04/12/2023	GJF
C	Amend layout	27/03/2023	AG
B	Amend layout	16/03/2023	RCS
A	Original	15/02/2023	AG

Locality:	Bridgeman Downs
Local Authority:	BCC
Projection:	*
Horizontal Meridian:	*
Vertical Level Datum:	*
Level Origin:	*
Scale:	1:2000 @ A3
Surveyed:	*
Designed:	GC
Drawn:	AG
Checked:	GC
Plot Date:	05 Dec, 2023
Computer File Ref:	402037-PP07-E Structure Plan.dwg

Kyle Street

For

Bridgeman Downs Pty Ltd

STRUCTURE PLAN

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Issue E