

Context Plan (Overall)

ENDORSED

Date: 19 DEC 2024

MEDQ

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

NOTES

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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

Regional

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

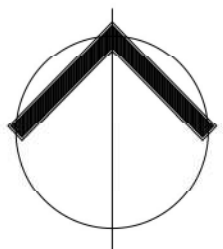
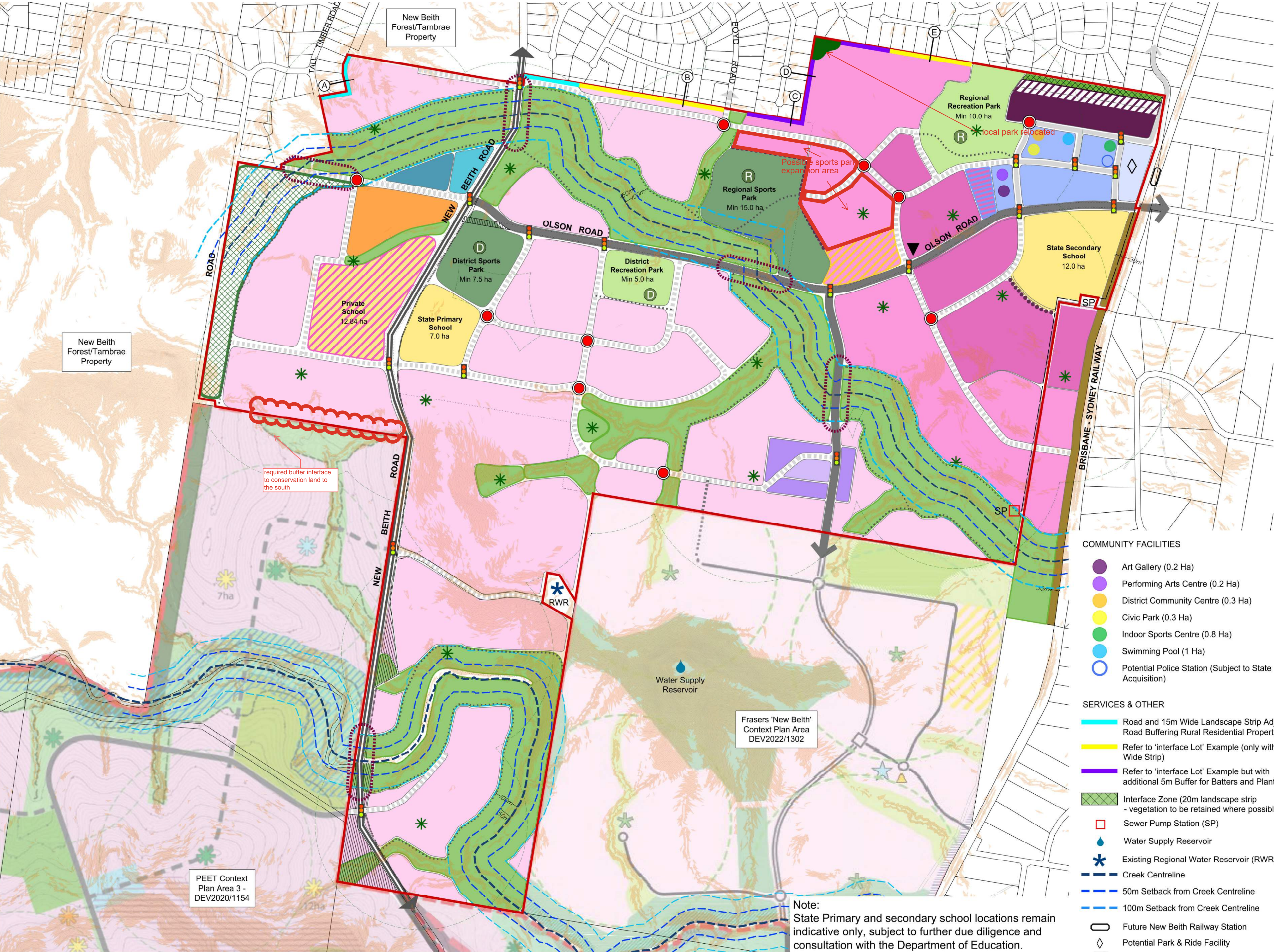
Access Road frontage

Possible Closed Road

Proposed Bus Stop Location

Controlled Intersection - Possible Roundabout

Controlled Intersection - Possible Signalled Intersection



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SCALE @A1 1:7500 @A3 1:15000 - LENGTHS ARE IN METRES

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.

Context Plan (Services)

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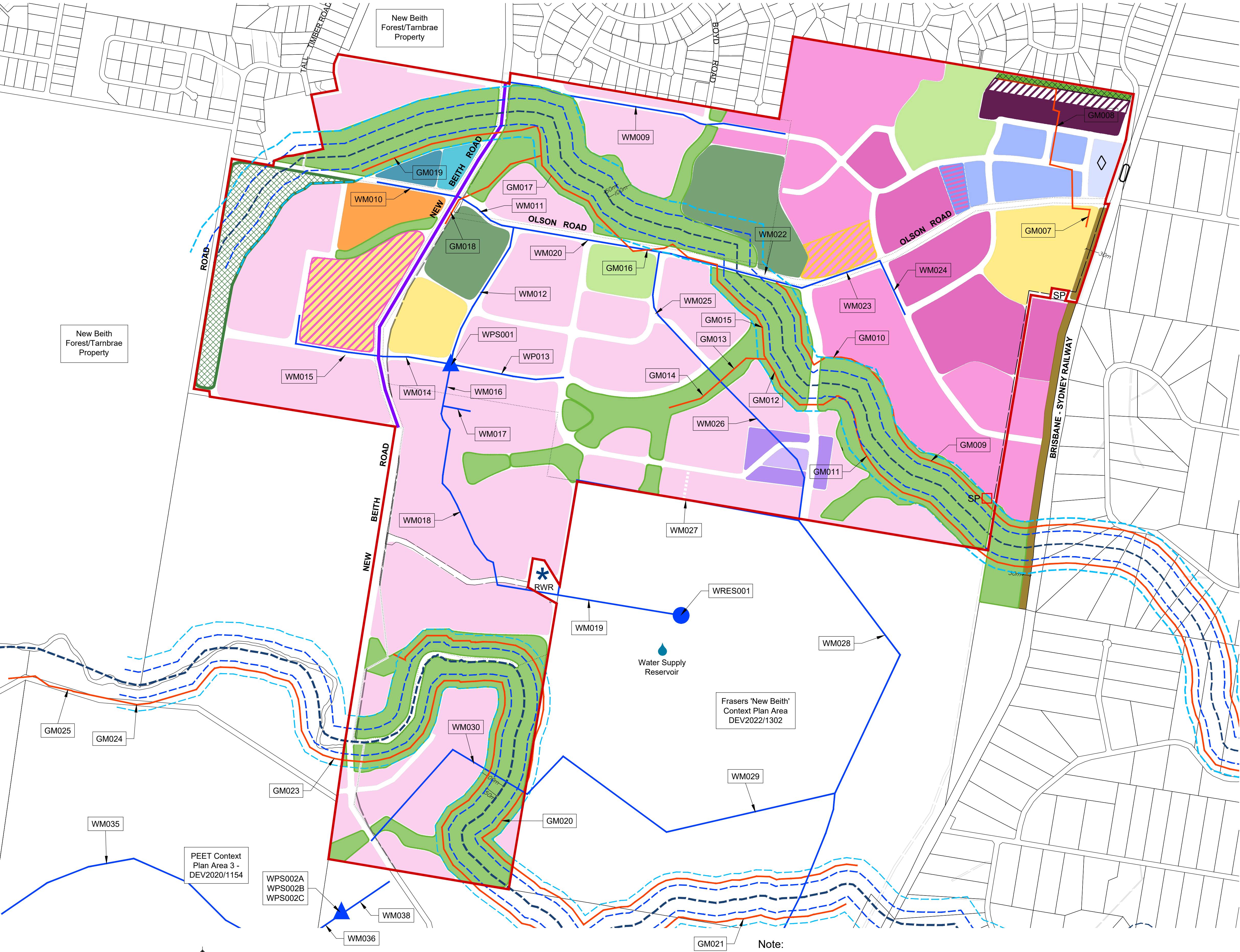
LEGEND

- 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 Wyaralong Integration Pipeline - within New Beith Road Corridor

SCALE @A1 1:7500 @A3 1:15000 - LENGTHS ARE IN METRES

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NEW BEITH ROAD, NEW BEITH 17/10/2024 8905 P 17 Rev Q - CON 02



Note:
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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)
- Neighbourhood Centre (up to 3 storeys)
- Neighbourhood Centre - Residential (min 20dw/Ha and up to 3 storeys)
- Active Living/Retirement Precinct (min 40dw/Ha)
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- 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

Proposed Bus Stop Location

400m Walkable Catchments

Controlled Intersection - Possible Roundabout

Controlled Intersection - Possible Signalised 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)

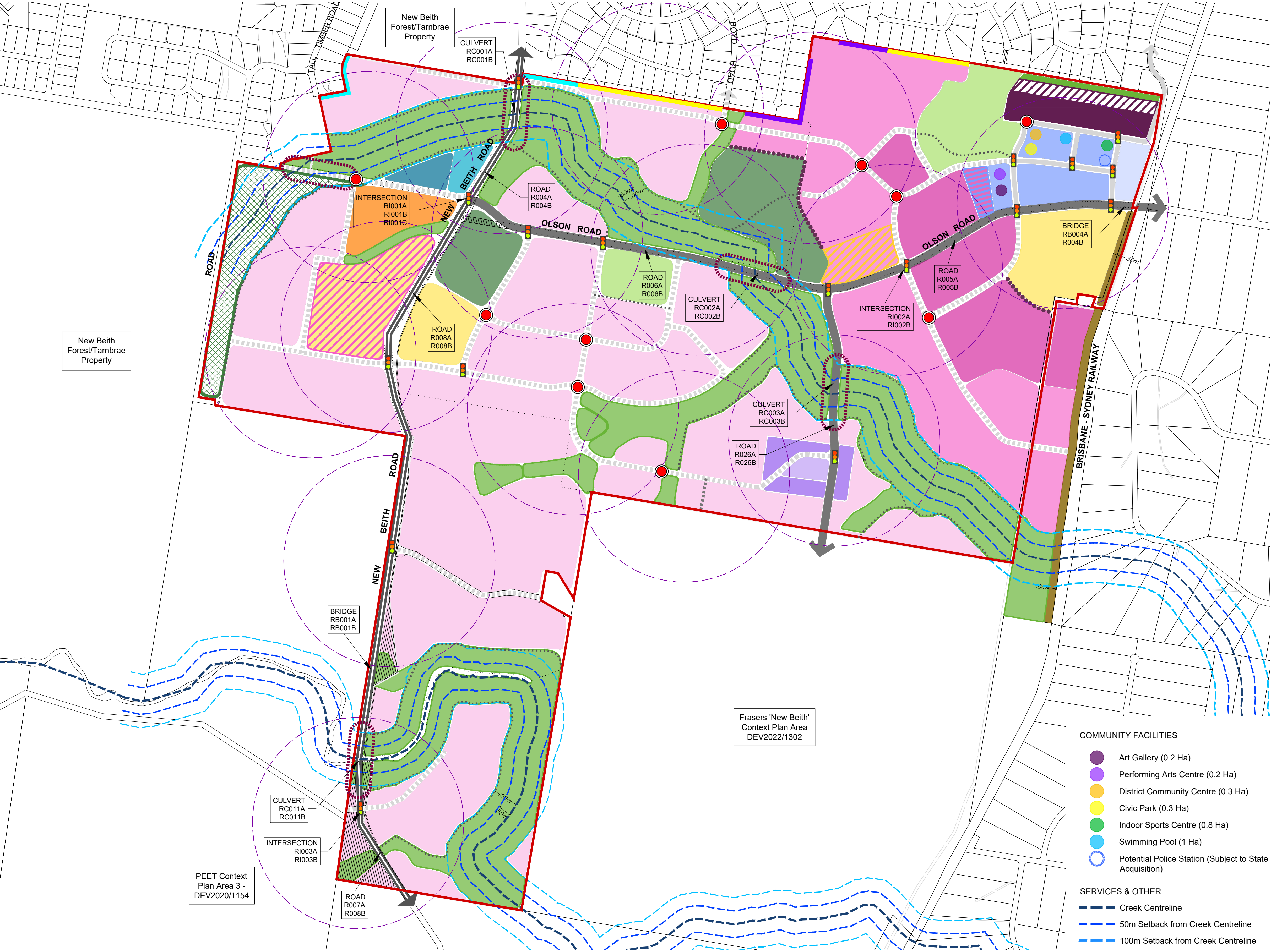
SERVICES & OTHER

Creek Centreline

50m Setback from Creek Centreline

100m Setback from Creek Centreline

Possible Fauna Underpass



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SCALE @A1 1:7500 @A3 1:15000 - LENGTHS ARE IN METRES
100 0 100 200 300 400 500 600 700 800 900

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