



AERIAL PHOTOGRAPH VIEWING NORTH SHOWING RIPARIAN & ESTUARINE GREENBELT MAINTAINED POST DEVELOPMENT

CLIENT: Leighton Properties

JOB: Lot 490

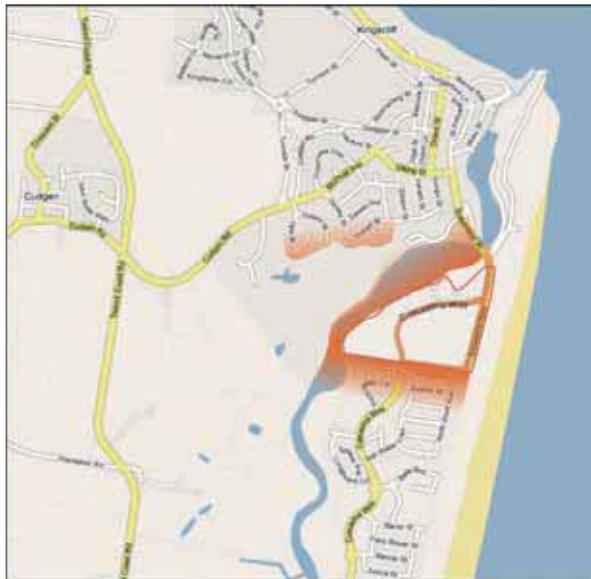
DATE: 05/12/2008

SCALE: not to scale

FILE: 490envcontext

IMS: archreport.490

SOURCE: J.M.A. Architects



SITE VISUAL CATCHMENT



BEFORE - VIEW FROM PP03 BEFORE PROPOSED DEVELOPMENT



PP03 LOCATION



AFTER - VIEW FROM PP03 AFTER PROPOSED DEVELOPMENT

NOTE:

- Photomontages are not survey accurate but are sufficiently accurate to fairly illustrate the proposed development in its context
- Some distortion of photo and model may occur due to merging of photos
- Vegetation shown as per landscape plans prepared by LVO Architecture, and consistent with species of approximately 5 years of growth. Additional growth may result in additional screening effects.

CLIENT: Leighton Properties

JOB: Lot 490



DATE: 02/12/2008

SCALE: not to scale

FILE: 490montageA

IMS: monatge1,visualcatch490

SOURCE: LVO Architecture





SITE VISUAL CATCHMENT



BEFORE - VIEW FROM PP02 BEFORE PROPOSED DEVELOPMENT



PP02 LOCATION



AFTER - VIEW FROM PP02 AFTER PROPOSED DEVELOPMENT

- NOTE:
- Photomontages are not survey accurate but are sufficiently accurate to fairly illustrate the proposed development in its context
 - Some distortion of photo and model may occur due to merging of photos.
 - Vegetation shown as per landscape plans prepared by LVO Architecture, and consistent with species of approximately 5 years of growth. Additional growth may result in additional screening effects.

CLIENT: Leighton Properties

JOB: Lot 490

FILE: 490montageB

IMS: monatge2,visualcatch490



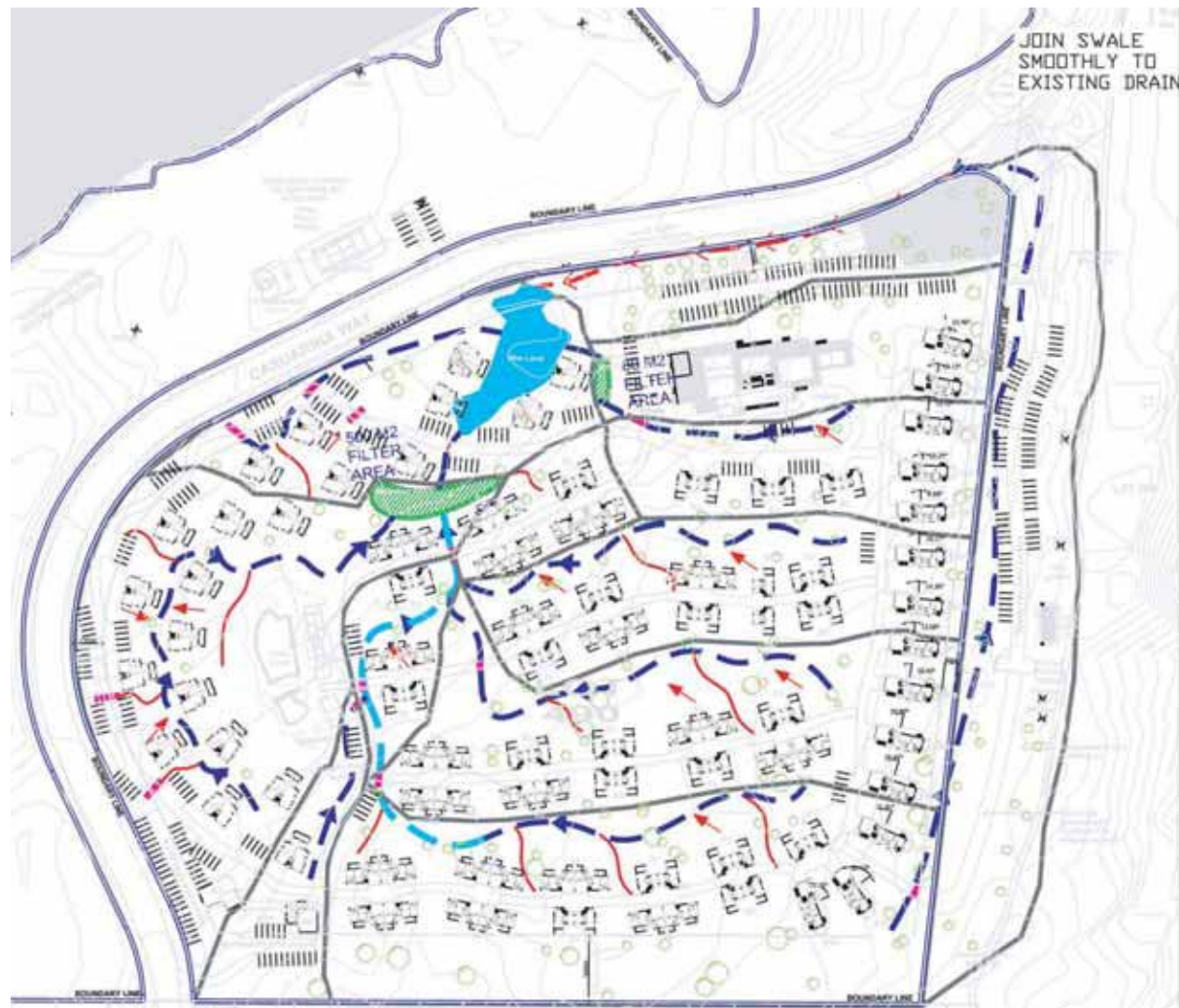
DATE: 02/12/2008

SCALE: not to scale

SOURCE: LVO Architecture



FIGURE: 13
STORMWATER CONTROL PLAN



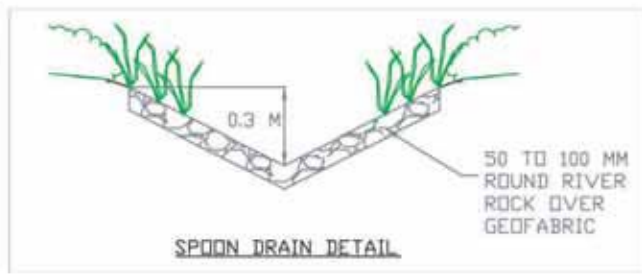
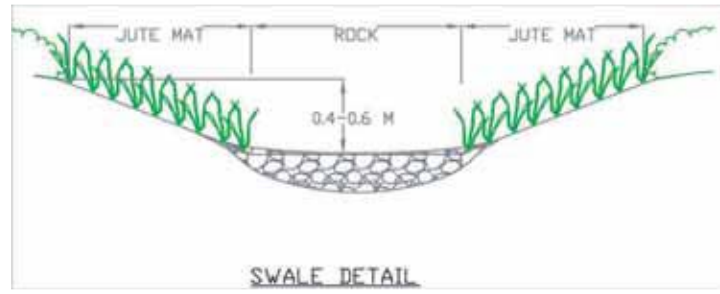
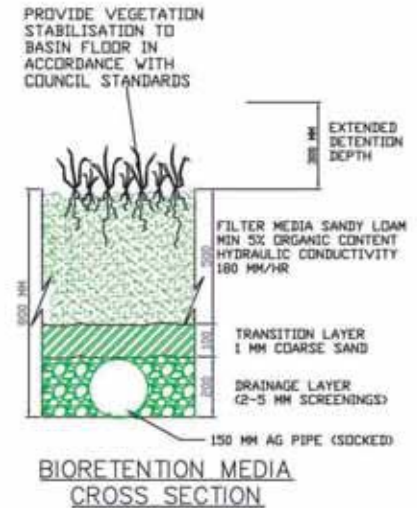
LEGEND

- 0.4 M SWALE DEPTH (SEE DETAIL) ▬▬▬
- 0.6 M SWALE DEPTH (SEE DETAIL) ▬▬▬
- CULVERTS ▬▬▬
- BIORETENTION BASINS ▨▨▨
- SPOON DRAIN (SEE DETAIL) ▬▬▬
- WETLAND ▬▬▬
- EXISTING DRAIN ▬▬▬

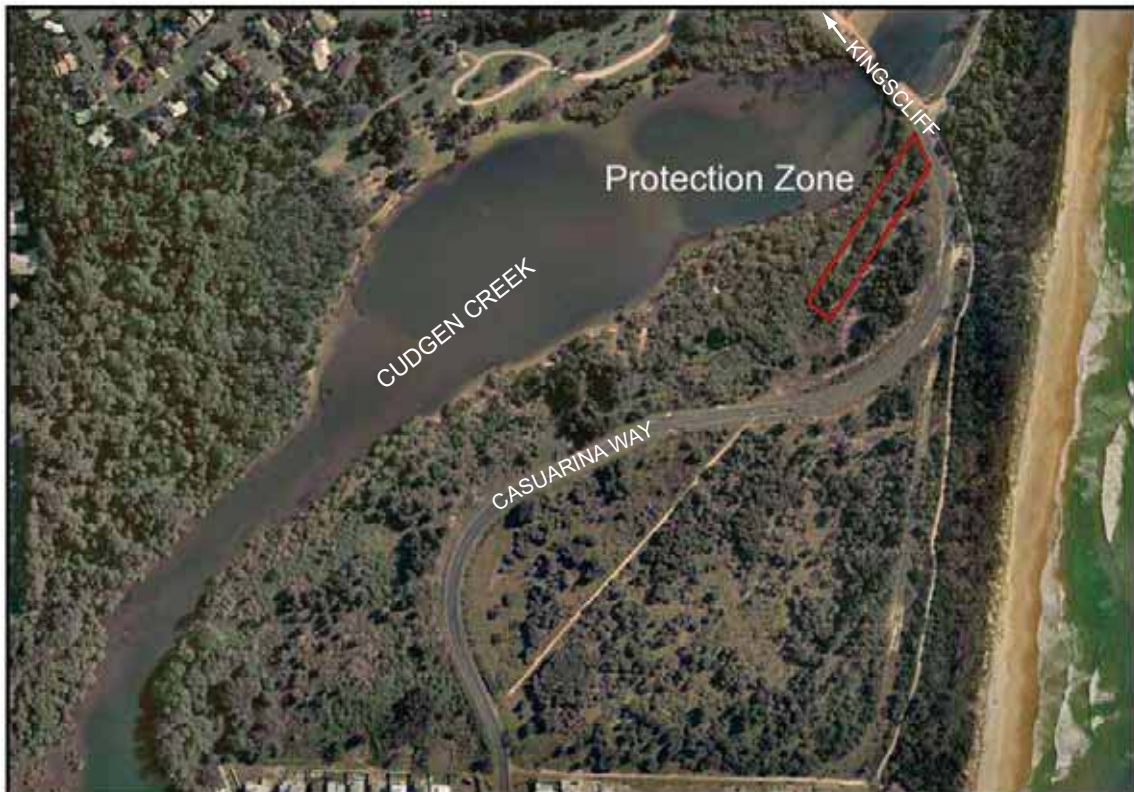
NOTES:

1. FINAL SWALE POSITION IS SUBJECT TO CONFIRMED ARCHITECTURAL LAYOUT & PEDESTRIAN PATH NETWORK.
2. SIZING OF BASINS IS INDICATIVE & SUBJECT TO DETAILED ENGINEERING DESIGN AT OPERATIONAL WORKS STAGE.
3.

DEVELOPMENT TYPE	ROOF AREA m ²	TRENCH VOLUME REQUIRED m ³
SMALL POD	100	2.5
MEDIUM POD	150	4
LARGE POD	230	7
COMMERCIAL	2500	88
4. INFILTRATION DRAINAGE MEDIA TO BE COARSE GRAVEL MIN VOIDS 30%



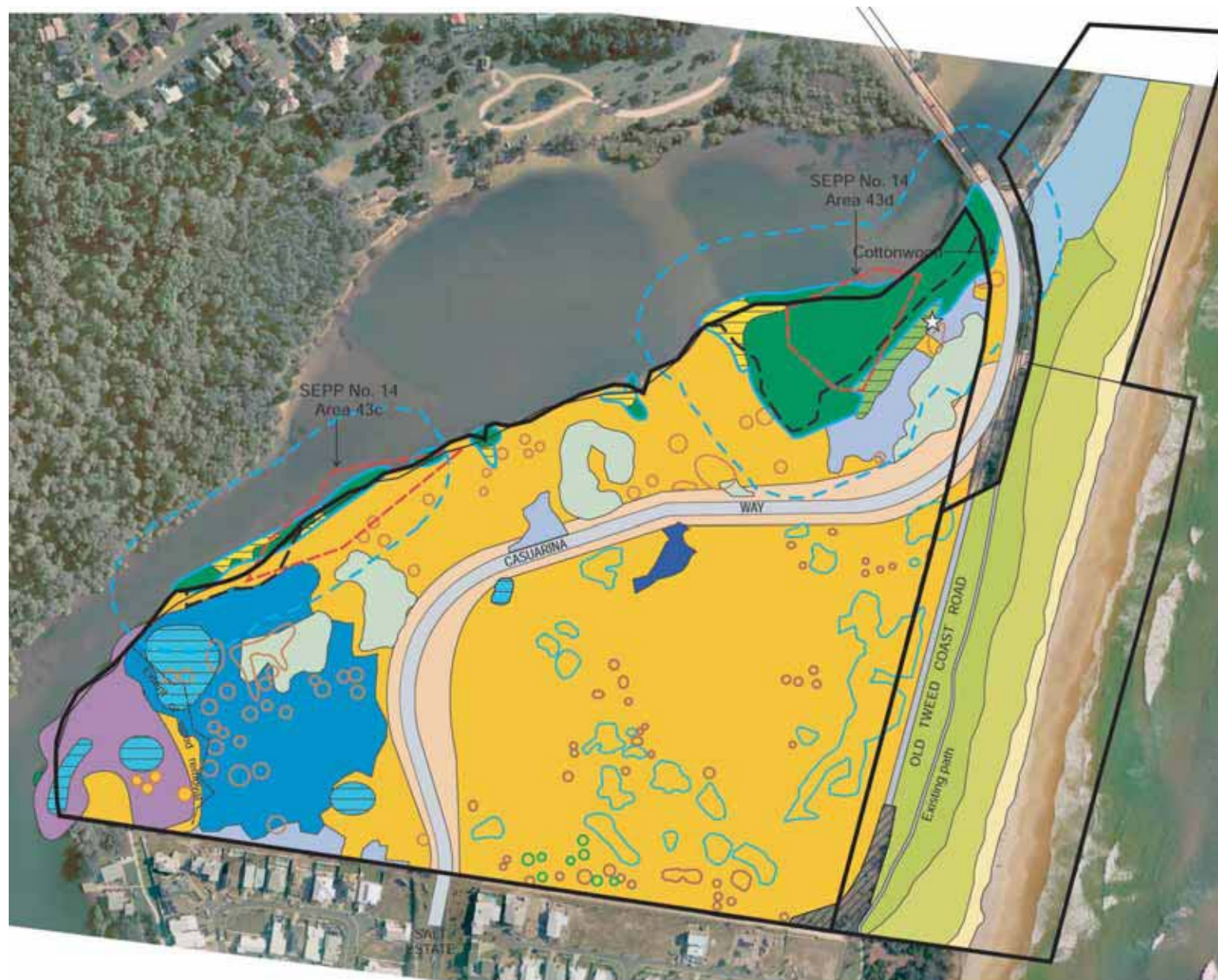
CLIENT: Leighton Properties	JOB: Lot 490	JIM GLAZEBROOK & ASSOCIATES <small>PTY LTD ACN 003 836 799</small> TOWN PLANNERS & DEVELOPMENT CONSULTANTS	DATE: 03/12/2008	SCALE: as shown	
FILE: 490stormwater	IMS: stormplan490		SOURCE: Belleng VDM.		



ABORIGINAL PROTECTION ZONE AS IDENTIFIED IN CULTURAL HERITAGE ASSESSMENT

FIGURE: 15

EXISTING SITE VEGETATION



- LEGEND**
- Community 1 - Mid-high closed forest (*Avicennia marina*)
 - Community 2 - Mid-high closed forest (Mixed species)
 - Community 3 - Mid-high closed forest (*Casuarina glauca*)
 - Community 4 - Mid-high open forest (*Banksia integrifolia*)
 - Community 5 - Mid-high open woodland (*Banksia integrifolia*, *Lantana camara*, *Leptospermum laevigatum*, *Acacia sophora*, *Macaranga tanarius* +/- Mixed species)
 - Community 6 - Mid-high open forest (*Macaranga tanarius*, *Acacia melanoxylon*)
 - Community 7 - Low closed shrubland (*Lantana camara*, *Chrysanthemoides monilifera* subsp. *rotundata* & Scattered trees)
 - Community 8 - Low closed grassland (*Sporobolus virginicus*)
 - Community 9 - Low closed grassland to bare ground (Mixed grass & weed species)
 - Community 10 - Mid-high closed forest (Mixed species)
 - Community 11 - Mid-high open forest (*Casuarina equisetifolia*)
 - Community 12 - Low open forest (*Acacia sophorae* +/- emergent *Casuarina equisetifolia*)
 - Community 13 - Low closed grassland (*Spinifex sericeus*)
 - Community 14 - Sedgeland (*Phragmites australis*, *Typha orientalis*, *Baumea articulata*)
 - Grassed verge
 - Area of existing revegetation plantings
 - Clumps (mainly *Banksia integrifolia* with occasional *Cupaniopsis anacardioides*)
 - Coast banksia (*Banksia integrifolia*)
 - Tuckeroo (*Cupaniopsis anacardioides*)
 - Stinking laurel (*Cryptocarya foetida*) (Vulnerable, TSC Act 1995)
 - Endangered Ecological Community
 - Mapped SEPP No. 14 areas
 - Ground Truthed Wetland
 - Buffer to Wetland (50m)
 - Existing Tracks
 - Lot Boundary
 - Subject Site

CLIENT: Leighton Properties

JOB: Lot 490

FILE: 490VEG

IMS: existingveg490



DATE: 03/12/2008

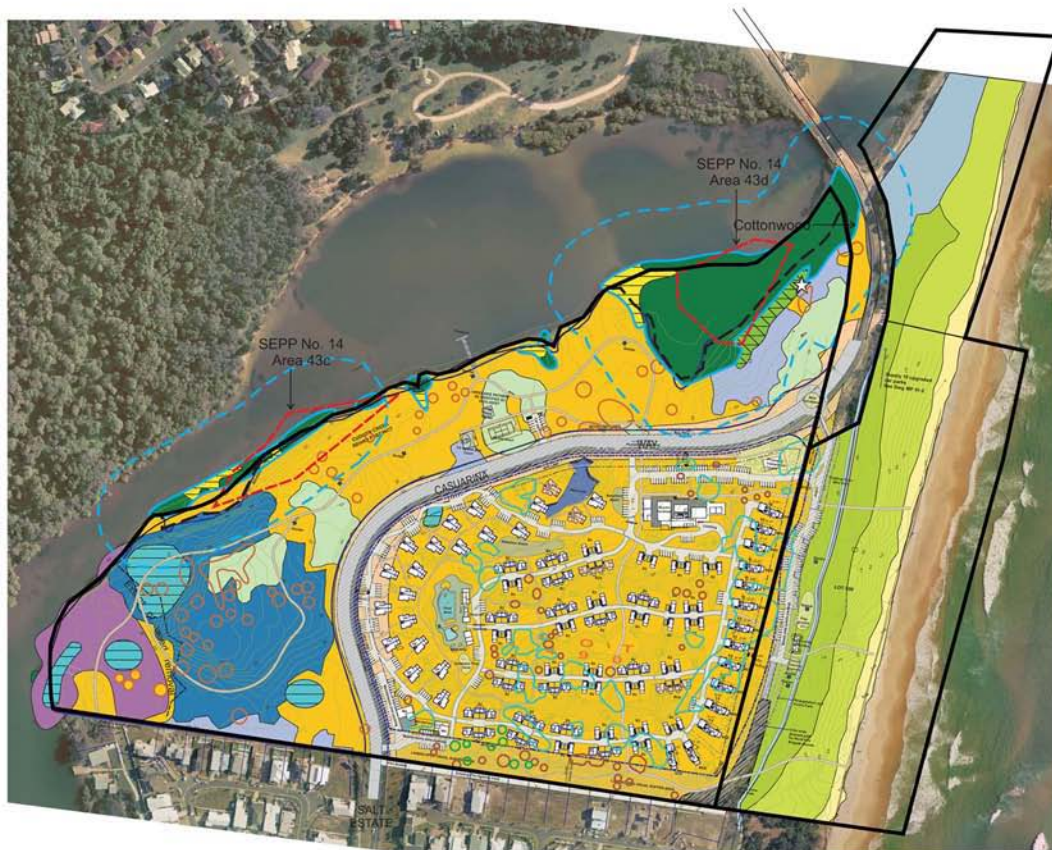
SCALE: 1 : 3500



SOURCE: James Warren & Associates.



DEVELOPMENT OVERLAY & EXISTING SITE VEGETATION



- LEGEND**
- Community 1 - Mid-high closed forest (*Avicennia marina*)
 - Community 2 - Mid-high closed forest (Mixed species)
 - Community 3 - Mid-high closed forest (*Casuarina glauca*)
 - Community 4 - Mid-high open forest (*Banksia integrifolia*)
 - Community 5 - Mid-high open woodland (*Banksia integrifolia*, *Lantana camara*, *Leptospermum laevigatum*, *Acacia sophora*, *Macaranga tanarius* +/- Mixed species)
 - Community 6 - Mid-high open forest (*Macaranga tanarius*, *Acacia melanoxylon*)
 - Community 7 - Low closed shrubland (*Lantana camara*, *Chrysanthemoides monilifera* subsp. *rotundata* & Scattered trees)
 - Community 8 - Low closed grassland (*Sporobolus virginicus*)
 - Community 9 - Low closed grassland to bare ground (Mixed grass & weed species)
 - Community 10 - Mid-high closed forest (Mixed species)
 - Community 11 - Mid-high open forest (*Casuarina equisetifolia*)
 - Community 12 - Low open forest (*Acacia sophorae* +/- emergent *Casuarina equisetifolia*)
 - Community 13 - Low closed grassland (*Spinifex sericeus*)
 - Community 14 - Sedgeland (*Phragmites australis*, *Typha orientalis*, *Baumea articulata*)
 - Grassed verge
 - Area of existing revegetation plantings
 - Clumps (mainly *Banksia integrifolia* with occasional *Cupaniopsis anacardioides*)
 - Coast banksia (*Banksia integrifolia*)
 - Tuckeroo (*Cupaniopsis anacardioides*)
 - Stinking laurel (*Cryptocarya foetida*) (Vulnerable, TSC Act 1995)
 - Endangered Ecological Community
 - Mapped SEPP No. 14 areas
 - Ground Truthed Wetland
 - Buffer to Wetland (50m)
 - Potential Roost Habitat for Common blossom bat
 - Existing Tracks
 - Lot Boundary
 - Subject Site

CLIENT: Leighton Properties

JOB: Lot 490

FILE: 490VEGdev

IMS: developveg490

JGA JIM GLAZEBROOK & ASSOCIATES
 PTY LTD
 ACN 003 838 798
 TOWN PLANNERS & DEVELOPMENT CONSULTANTS

DATE: 03/12/2008

SCALE: 1 : 3500



SOURCE: James Warren & Associates.

