

# Existing Trees Within The Site



## LEGEND

- |  |                        |  |  |
|--|------------------------|--|--|
|  | Existing Site Boundary |  | Existing Tree in Acquisition Easement  |
|  | Revised Site Boundary  |  | Existing Tree in Revised Site Boundary |
|  | Proposed Lot           |  |  |
|  | Proposed Bio Basin Lot |  |  |



Copyright by AE Design Partnership Pty Ltd. This document is conceptual and for discussion purposes only. Drawings are subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Annotated dimensions prevail over any scaled dimensions. Any unauthorised use of this document is at the user's sole risk and without limiting AE Design Partnership's rights. The user releases and indemnifies AE Design Partnership from and against all loss so arising.

## EXISTING TREES WITHIN THE SITE

DRAWN  
SB

DATE  
25/06/2021

ISSUE



# BDAR Survey Vegetation



## LEGEND

- Existing Site Boundary
- Revised Site Boundary
- Proposed Lot
- Proposed Bio Basin Lot
- Identified PCT 849 CPW



Copyright by AE Design Partnership Pty Ltd. This document is conceptual and for discussion purposes only. Drawings are subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Annotated dimensions prevail over any scaled dimensions. Any unauthorised use of this document is at the user's sole risk and without limiting AE Design Partnership's rights. The user releases and indemnifies AE Design Partnership from and against all loss so arising.

## DETAILED DESIGN CONSIDERATIONS

DRAWN  
SB

DATE  
25/06/2021

ISSUE

# Identified High Value Vegetation



## LEGEND

- Existing Site Boundary
- Revised Site Boundary
- Proposed Lot
- Proposed Bio Basin Lot
- Department Identified High Value Vegetation
- Identified PCT 849 CPW



Copyright by AE Design Partnership Pty Ltd. This document is conceptual and for discussion purposes only. Drawings are subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Annotated dimensions prevail over any scaled dimensions. Any unauthorised use of this document is at the user's sole risk and without limiting AE Design Partnership's rights. The user releases and indemnifies AE Design Partnership from and against all loss so arising.

## IDENTIFIED HIGH VALUE VEGETATION

DRAWN  
SB

DATE  
25/06/2021

ISSUE

# Existing Trees & High Value Vegetation



## LEGEND

- |  |                        |  |   |
|--|------------------------|--|---|
|  | Existing Site Boundary |  | Department Identified High Value Vegetation |
|  | Revised Site Boundary  |  | Identified PCT 849 CPW                      |
|  | Proposed Lot           |  | Existing Tree in Acquisition Easement       |
|  | Proposed Bio Basin Lot |  | Existing Tree in Revised Site Boundary      |



Copyright by AE Design Partnership Pty Ltd. This document is conceptual and for discussion purposes only. Drawings are subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Annotated dimensions prevail over any scaled dimensions. Any unauthorised use of this document is at the user's sole risk and without limiting AE Design Partnership's rights. The user releases and indemnifies AE Design Partnership from and against all loss so arising.

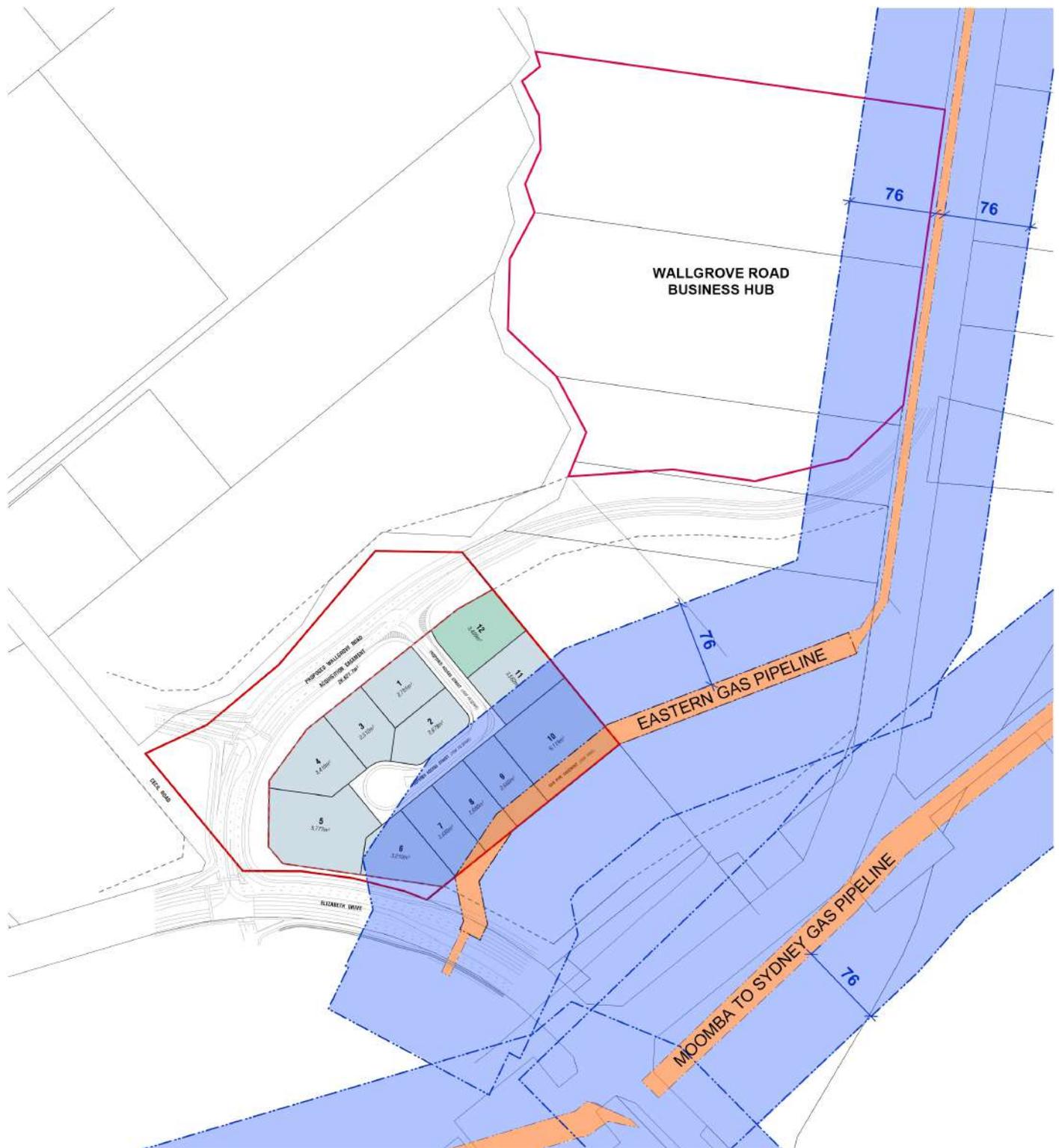
## EXISTING TREES & HIGH VALUE VEGETATION

DRAWN  
SB

DATE  
25/06/2021

ISSUE

# Gas Pipeline Easements



## LEGEND

- |                        |  |
|------------------------|--|
| Existing Site Boundary | Identified Gas Pipeline Easements (NSW Spatial Data Catalogue) |
| Revised Site Boundary  | 76m Sensitive Development Buffer                               |
| Proposed Lot           | Revised Walgrove Road Business Hub Boundary                    |
| Proposed Bio Basin Lot |  |



Copyright by AE Design Partnership Pty Ltd. This document is conceptual and for discussion purposes only. Drawings are subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Annotated dimensions prevail over any scaled dimensions. Any unauthorised use of this document is at the user's sole risk and without limiting AE Design Partnership's rights. The user releases and indemnifies AE Design Partnership from and against all loss so arising.

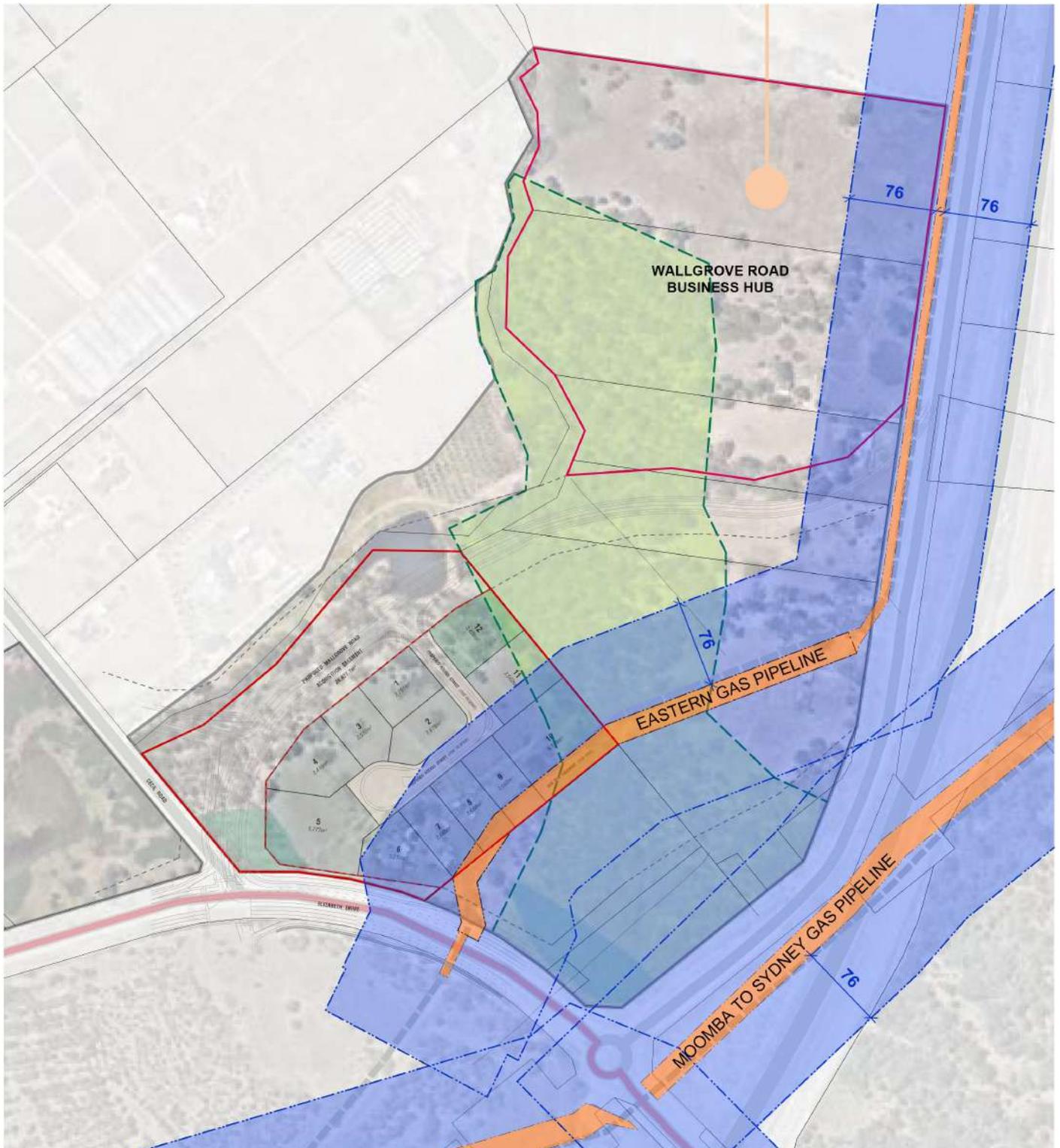
## GAS PIPELINE EASEMENTS

DRAWN  
SB

DATE  
25/06/2021

ISSUE

# Gas Pipeline Easements & WSPT POM 2030



## LEGEND

	Existing Site Boundary		Identified Gas Pipeline Easements (NSW Spatial Data Catalogue)
	Revised Site Boundary		76m Sensitive Development Buffer
	Proposed Lot		Revised Walgrove Road Business Hub Boundary
	Proposed Bio Basin Lot		POM 2030 Bushland Corridor



Copyright by AE Design Partnership Pty Ltd. This document is conceptual and for discussion purposes only. Drawings are subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Annotated dimensions prevail over any scaled dimensions. Any unauthorised use of this document is at the user's sole risk and without limiting AE Design Partnership's rights. The user releases and indemnifies AE Design Partnership from and against all loss so arising.

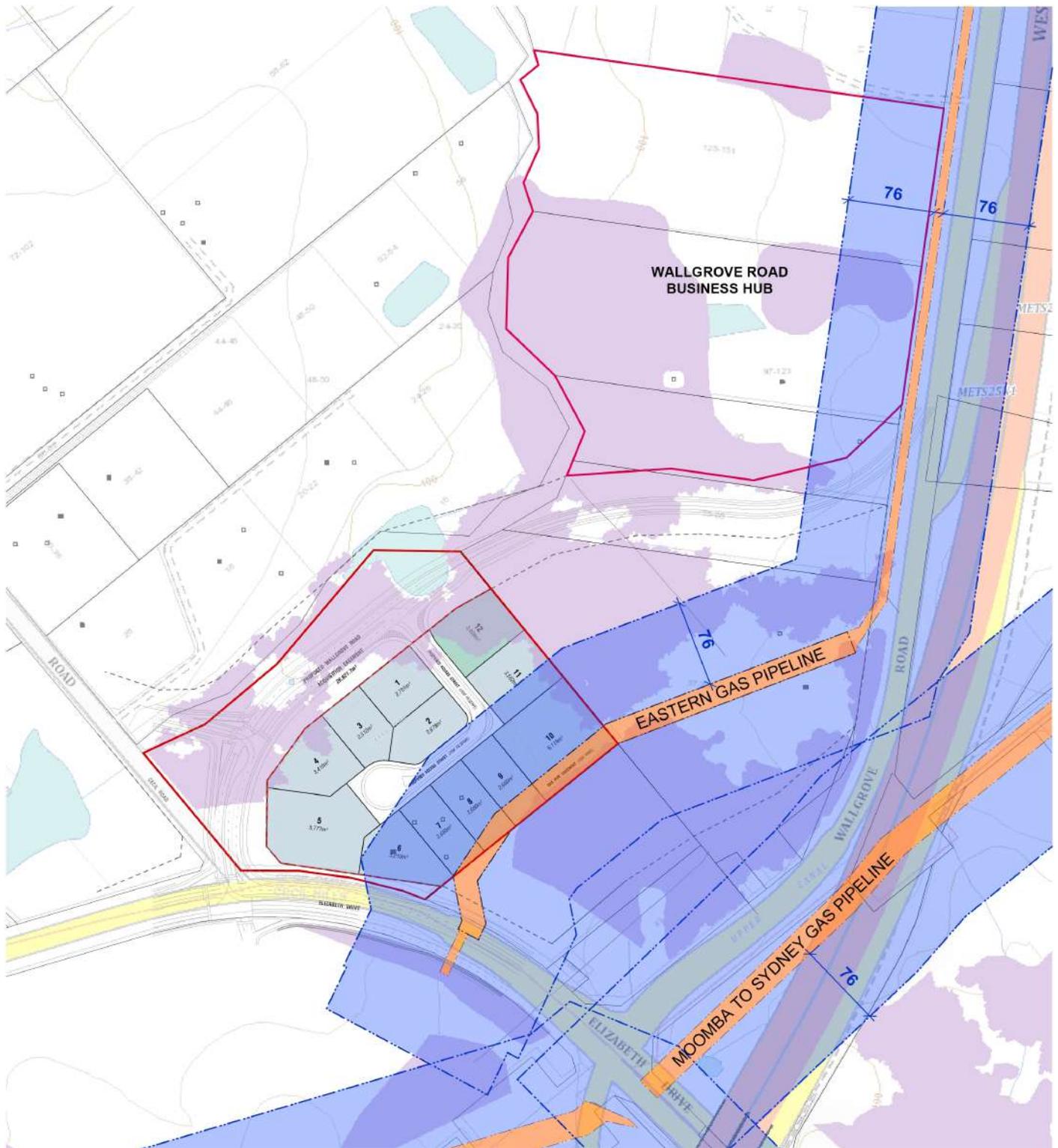
## GAS PIPELINE EASEMENTS & WSPT POM 2030

DRAWN  
SB

DATE  
25/06/2021

ISSUE

# Gas Pipeline Easements & NSW Biodiversity Values Map



## LEGEND

- |  |                        |  |  |
|--|------------------------|--|--|
|  | Existing Site Boundary |  | Identified Gas Pipeline Easements (NSW Spatial Data Catalogue) |
|  | Revised Site Boundary  |  | 76m Sensitive Development Buffer                               |
|  | Proposed Lot           |  | Revised Walgrove Road Business Hub Boundary                    |
|  | Proposed Bio Basin Lot |  | NSW Identified High Biodiversity Values                        |



Copyright by AE Design Partnership Pty Ltd. This document is conceptual and for discussion purposes only. Drawings are subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Annotated dimensions prevail over any scaled dimensions. Any unauthorised use of this document is at the user's sole risk and without limiting AE Design Partnership's rights. The user releases and indemnifies AE Design Partnership from and against all loss so arising.

## NSW BIODIVERSITY VALUES MAP

DRAWN  
SB

DATE  
25/06/2021

ISSUE