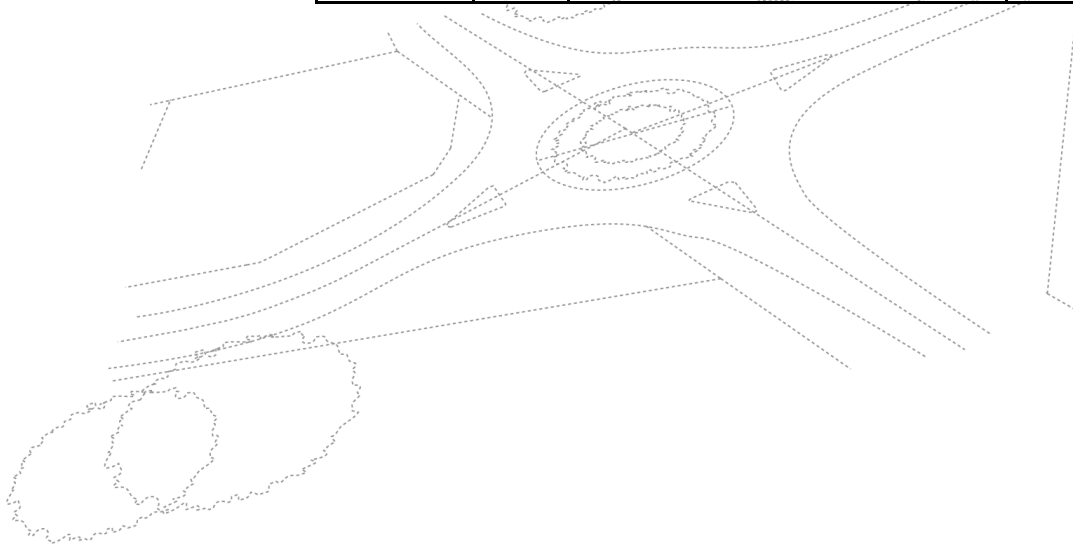
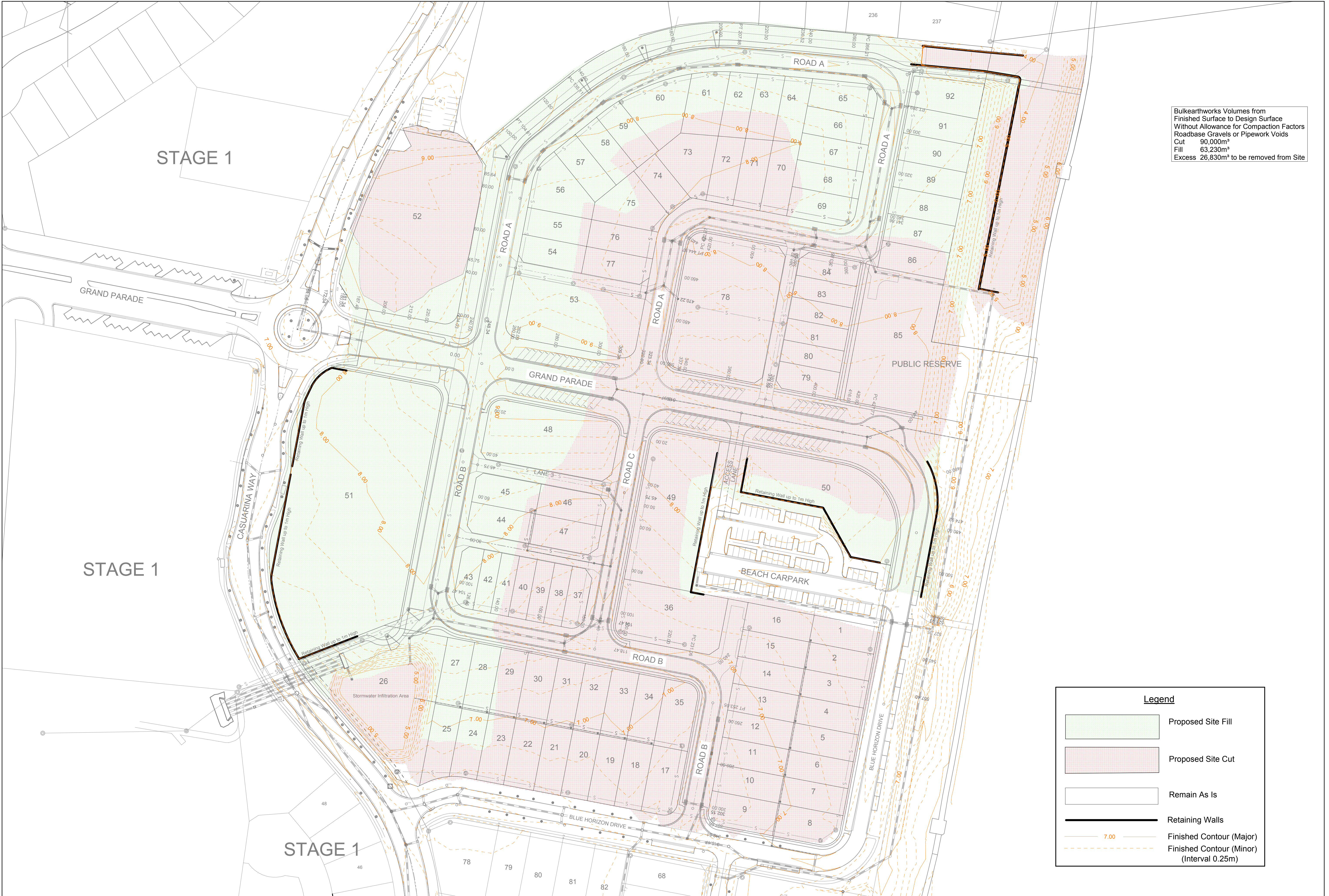


Appendix A

Concept Engineering Plans:

Drawing No	Rev	Name of Plan	Date
BE001	Rev A	Bulk Earthworks Plan	December 15
C001	Rev A	Public Parking Count (Roads Plan)	December 15
C002	Rev A	Road Hierarchy and Pavement Width Plan	December 15
C003	Rev A	Master Services Plan	December 15
C004	Rev A	Longsection of Grand Parade	December 15
E001	Rev A	Sediment and Erosion Control Plan	December 15
8491-909	Rev C	Cardno Drawing – Public Parking	23/01/2009





Bulkearthworks Volumes from
Finished Surface to Design Surface
Without Allowance for Compaction Factors
Roadbase Gravels or Pipework Voids
Cut 90,000m³
Fill 63,230m³
Excess 26,830m³ to be removed from Site

Legend

Proposed Site Fill

Proposed Site Cut

Remain As Is

Retaining Walls

Finished Contour (Major)

Finished Contour (Minor)
(Interval 0.25m)



Provide Oneway Crossfall and Castellated Kerb
to Road A From CH 85.64 to CH 266.21
Runoff Water Directed to Infiltration Swale

Provide 2.5m wide Shared Cycleway
As Shown From Coastal Pathway
Through to Casuarina Way

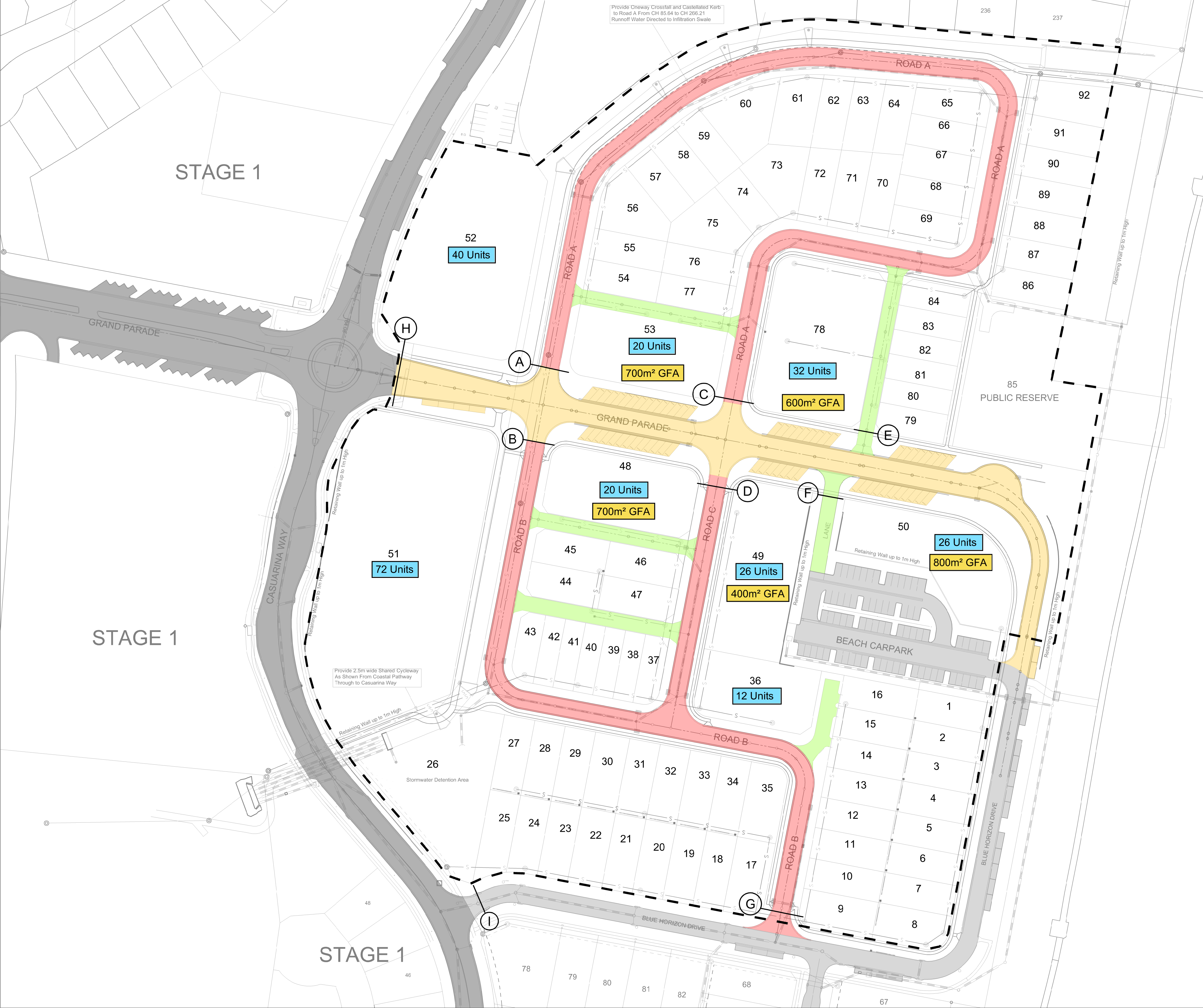
Provide 2.5m wide Shared Cycleway
As Shown From Coastal Pathway
Through to Casuarina Way

See Note 1

Legend			Existing Concept Plan Approval
<div></div>	Parking Bays Within 100m	111 + 17 ⁽¹⁾ = 128	141
<div></div>	Parking Bays Within 100m - 200m	44	31
Total Parking Bays within 200m			172

Notes:
1. Additional 17 existing public parking spaces
constructed on Road No.6 Trestles Avenue
(South of drawing extent)

Public Car Parking Rate Calculation		
Parking Rate	300 Spaces/km frontage	
Site frontage	538m	
	= 161 spaces	
Number of spaces provided	170	
	∴ Surplus = 9 Spaces	



Street Heirarchy Legend

Existing Major Collector
(11m Pavement)

Existing Access Street
(7m Pavement)

Local Street (With Angle Parking)
(9.5m Pavement)

Local Access Street
(7.5m Wide)

Rear Laneway
(6m Pavement)

Trip Generation Calculations



Screen Line	VPD	Peak (VPH)
A	315	48
B	373	56
C	234	36
D	224	34
E	51	8
F	324	49
G	94	14
H	1580	237
I	409	61

Total development trips = 1989 VPD (H + I)
(excluding public attendance to beach foreshore)

Trip Generation Calculations*

Screen Line	VPD	Peak (VPH)
H	1813	272
I	565	85

Total trips = 2378 VPD
(*including public attendance to beach foreshore)

		Key
Total Residential Lots	= 82	
Total Medium density Units	= 248	
Total = 330		
Total Retail GFA**	= 3,200m ²	

** Retail GFA location is nominal only and
subject to change during detail design phase

