

Fig BRI-13.1 Specific Area Plan

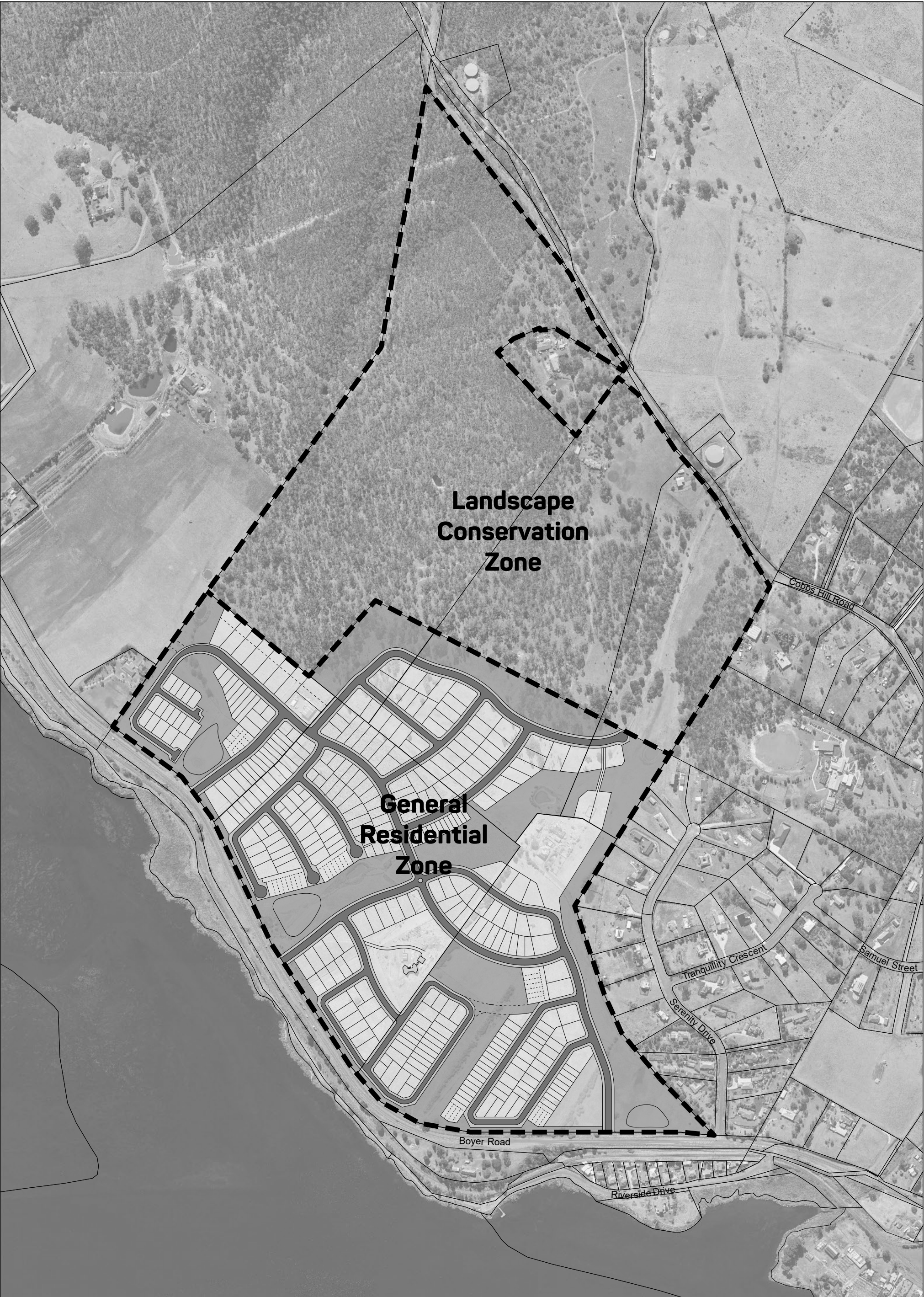


Fig BRI-13.2 Development Framework



Fig BRI-13.3 Precinct D Concept Plan

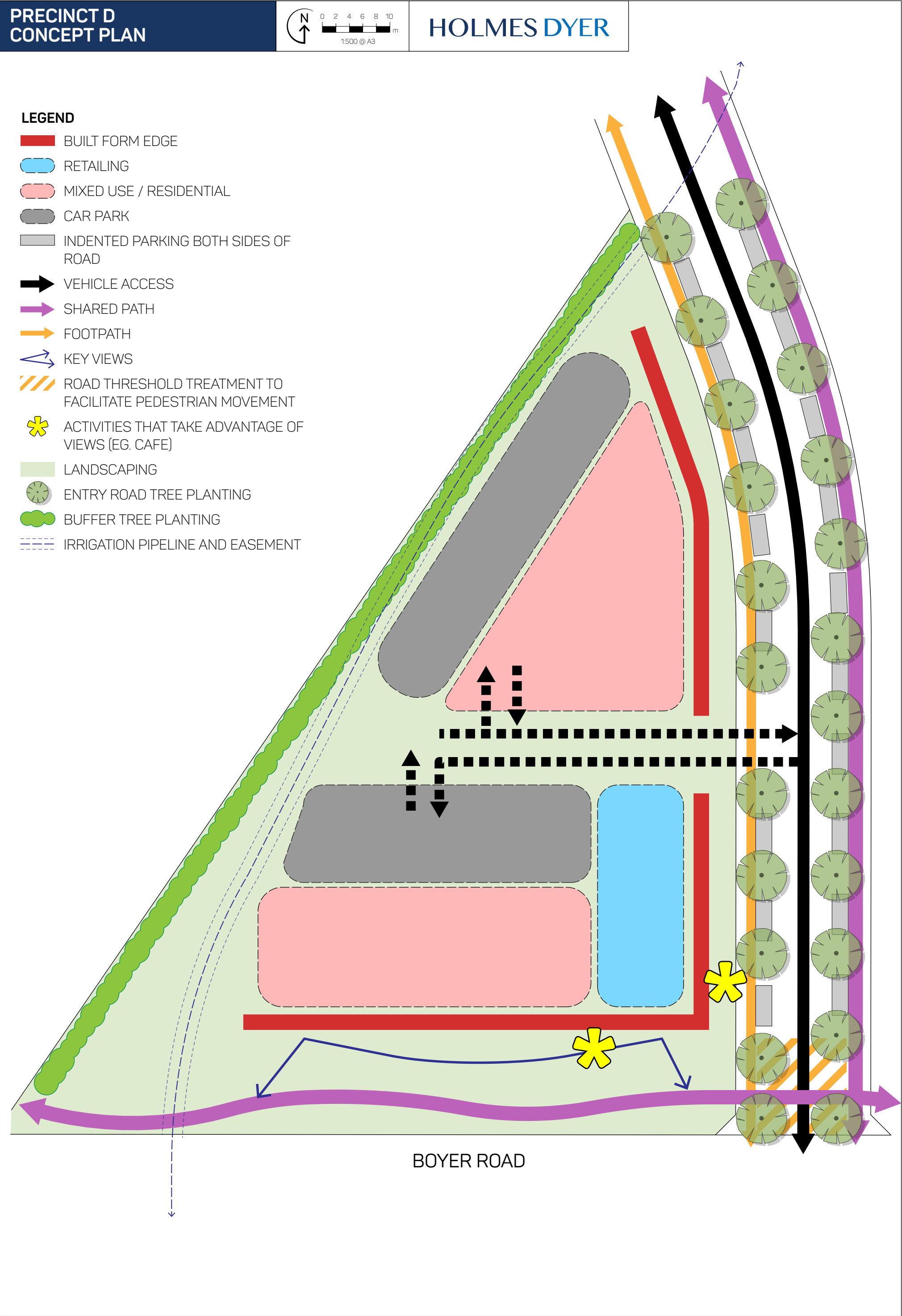


Fig BRI-13.4 Precinct Area Plan

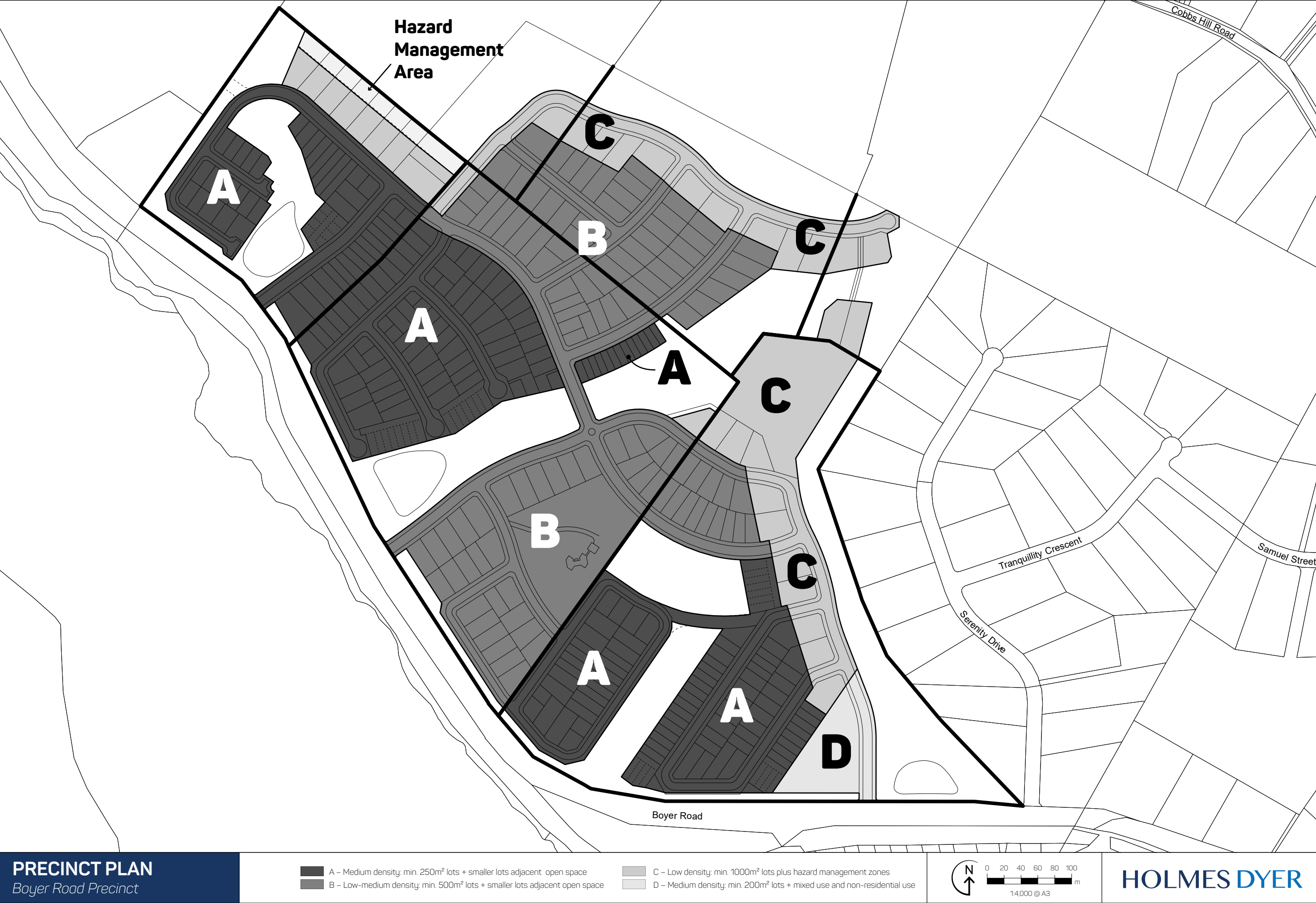
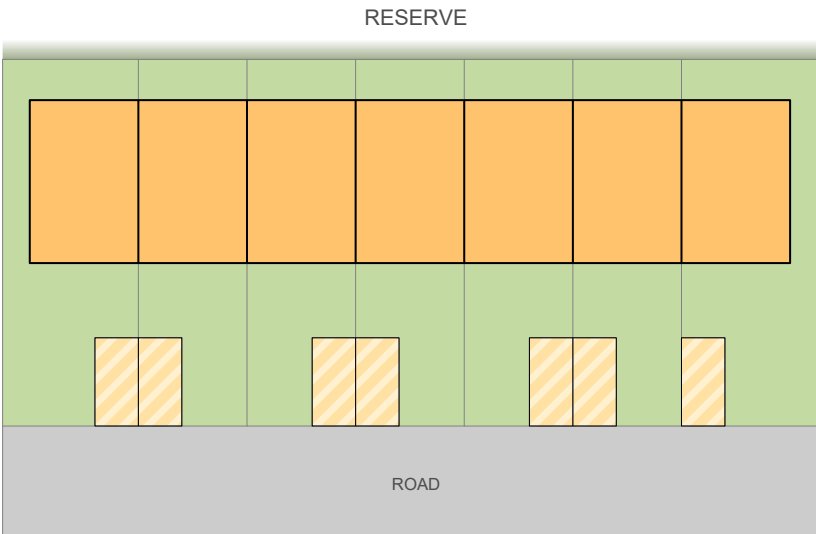


Figure BRI-13.5 Dwelling Typologies (Strata Lots)



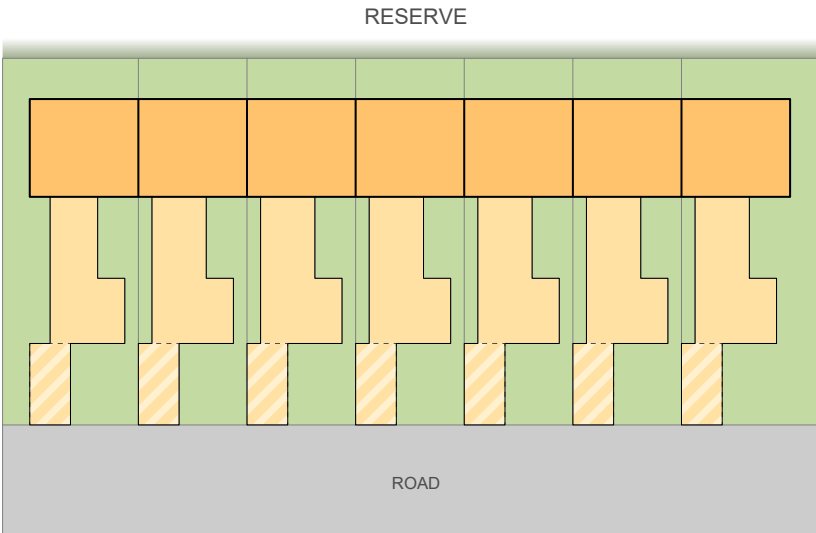
Strata lots fronting Reserve

Typical Width: 30-70m
(6-10m per lot)
Typical Depth: 30-40m



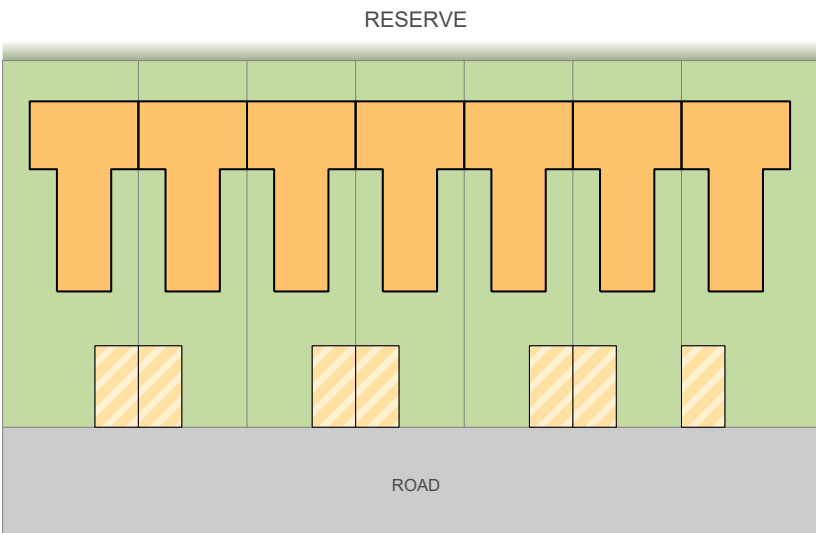
Strata Lots fronting Reserve

Typical width: 30-70m
(6-10m per lot)
Typical Depth: 30-40m



Strata Lots fronting Reserve

Typical Width: 30-70m
(6-10m per lot)
Typical Depth: 30-40m



 1 Storey	 Garage/Carport	 Driveway
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RESERVE

Strata Lots fronting reserve

Typical width: 45m
(9m-11m per lot)

Typical Depth: 11.5m-15.5m



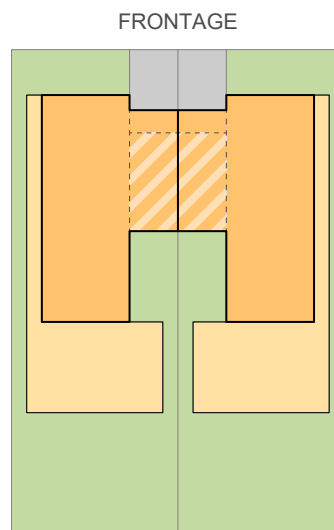
Fig BRI-S13.6 Dwelling Typologies (Townhouse)



Townhouses - Midblock

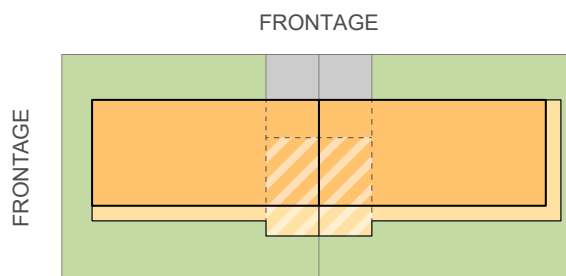
Typical Width: 10-12m per lot

Typical Depth: 30-35m



Townhouses on Corner Sites

Typical Width / Depth: 15-20m per lot



Townhouses Small Lot fronting Reserve

Typical Width: 15-20m per lot

Typical Depth: 18-25m per lot

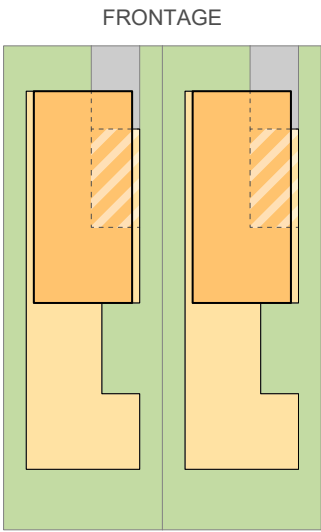


Fig BRI-S13.7 Dwelling Typologies (Small Housing)



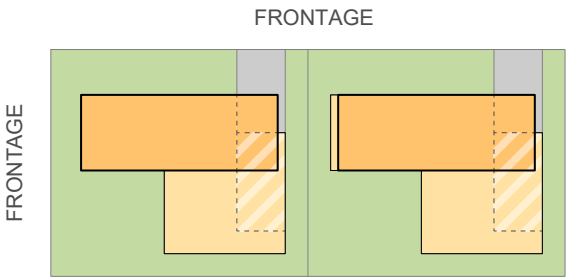
Small Housing - Midblock

Typical Width: 10-12m per lot
Typical Depth: 30-35m per lot



Small Housing on Corner Sites

Typical Width / Depth: 15-20m per lot



Small Housing Fronting Reserve

Typical Width: 15-20m per lot
Typical Depth: 18-25m per lot

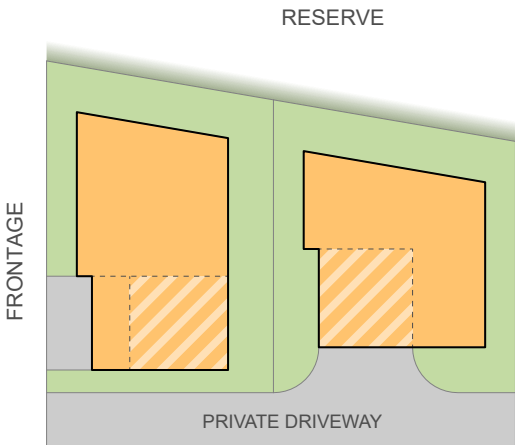
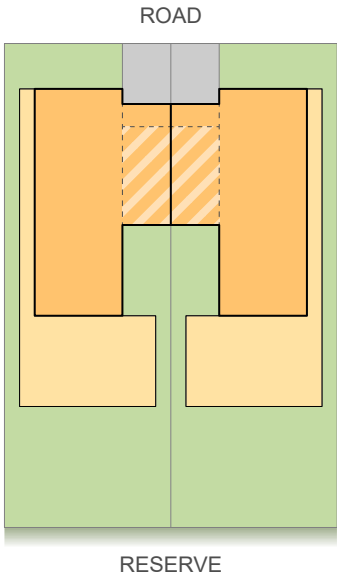


Fig BRI-S13.5.8 Dwelling Typologies (Fronting Reserve)



Townhouses Fronting Reserve

Typical Width: 30-70m
(6-10m per lot)
Typical Depth: 30-40m



Detached Dwelling Fronting Reserve

Typical Width: 30-70m
(6-10m per lot)
Typical Depth: 30-40m

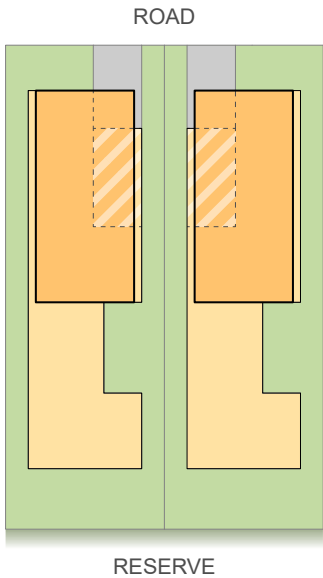


Figure BRI-S13.12 – Separation from the private open space of another dwelling on the same site as required by clause 13.8.6.

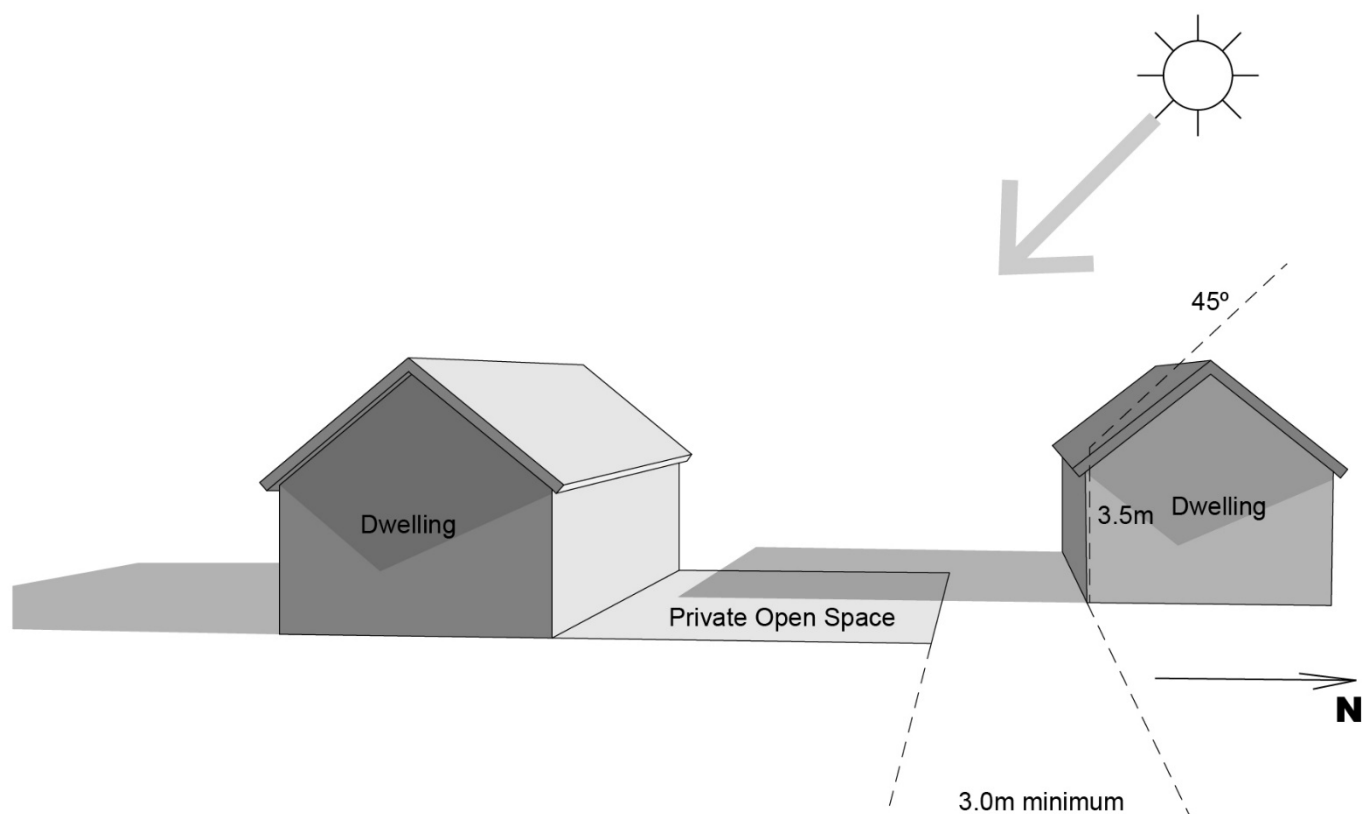


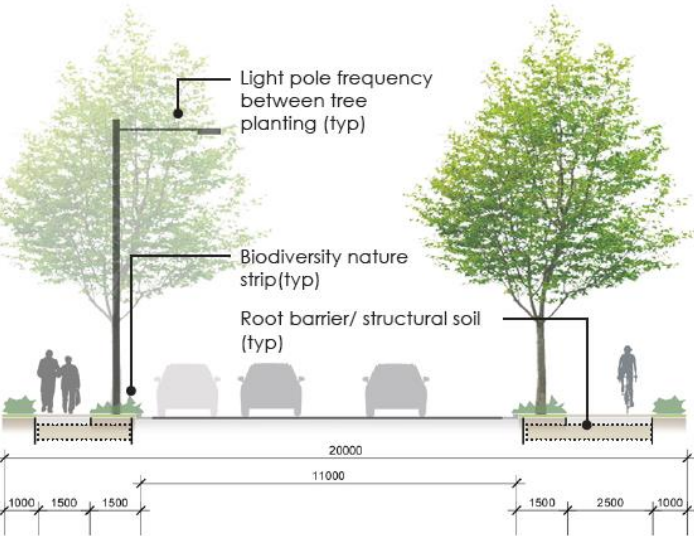
Fig BRI-S13.3 Street Trees



Residential streets and corridors	A Entry road	B Boulevard	C Marker trees	
	<i>Acer rubrum</i> 'Autumn Red'	<i>Nyssa sylvatica</i>	<i>Eucalyptus globulus</i>	<i>Corymbia citrifolia</i>
Shrubs				
	<i>Melaleuca quinquenervia</i>	<i>Acacia melanoxylon</i>	<i>Lophospermum confertus</i>	<i>Corymbia ficifolia</i>
	<i>Atriplex cinerea</i>	<i>Westringia fruticosa</i>	<i>Correa reflexa</i>	<i>Leucophyta brownii</i>
Strappy leaves and ground covers				
	<i>Diplazium morae</i>	<i>Poa labillardierei</i>	<i>Lomandra longifolia</i>	<i>Ficinia nodosa</i>
	<i>Chryscephalum apiculatum</i>	<i>Carpobrotus rossii</i>	<i>Myoporum parvifolium</i>	<i>Pycnosorus globosus</i>

Fig BRI-S13.14 Road Design

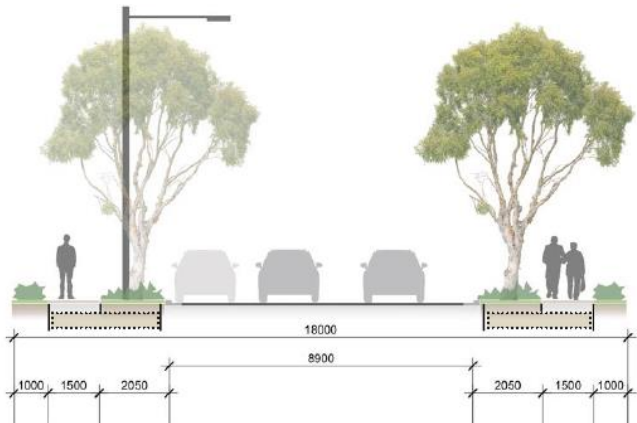
Detail - Collector Road
20m Road Reserve



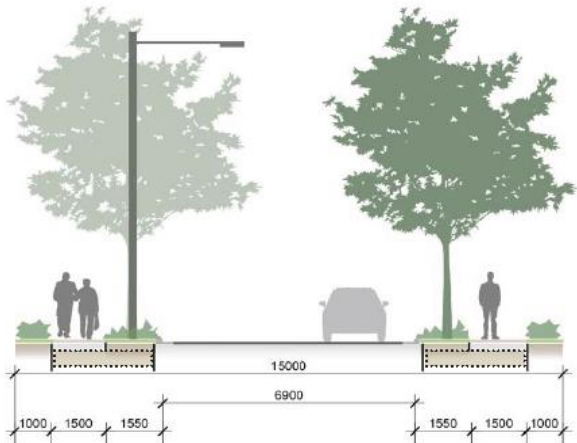
Detail - Local Road
18m Road Reserve



General for all roads
Inground services (power/water/comms/turrets/pits) not shown but to be strategically located and coordinated to work in conjunction with tree soil cells and root barriers



Detail - Access Road
15m Road Reserve



Detail - Laneway
8m Road Reserve

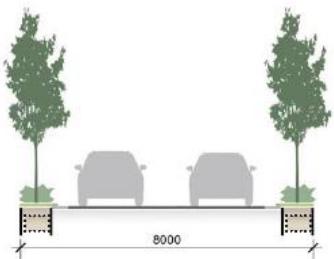
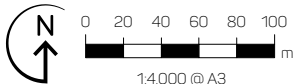


Fig BRIS-S13.5 Road Hierarchy



ROAD HIERARCHY
Boyer Road Precinct

- Yellow line: Road Pavement 11m in 20.0m Road Reserve
- Purple line: Road Pavement 8.9m in 18.0m Road Reserve
- Orange line: Road Pavement 6.9m in 15.0m Road Reserve



HOLMES DYER

Fig BRI-S13.6 Landscaping and Bushfire Management



Fig BRI-S13.17 Road Network

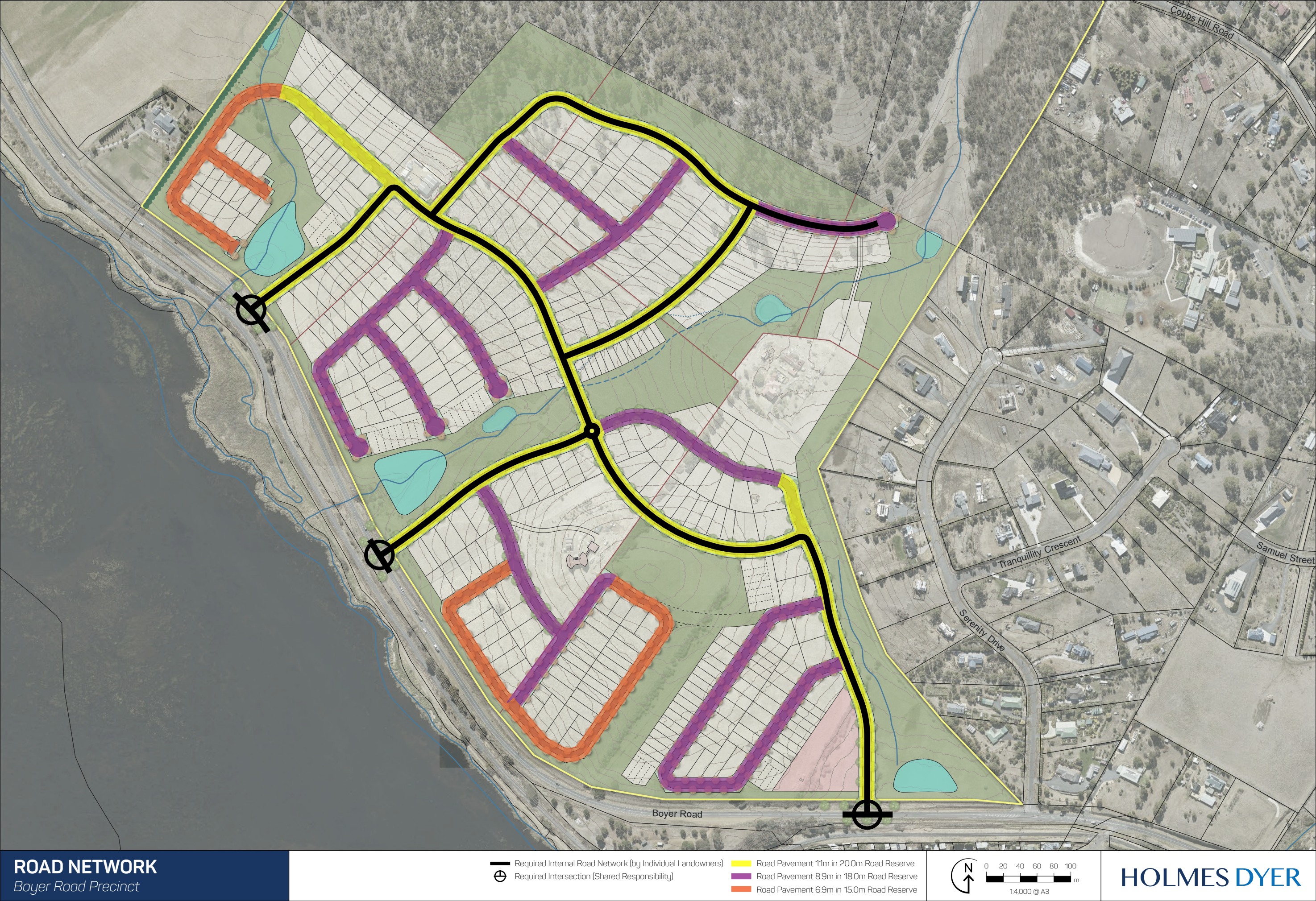


Fig BRI-S13.18 Stormwater Catchment

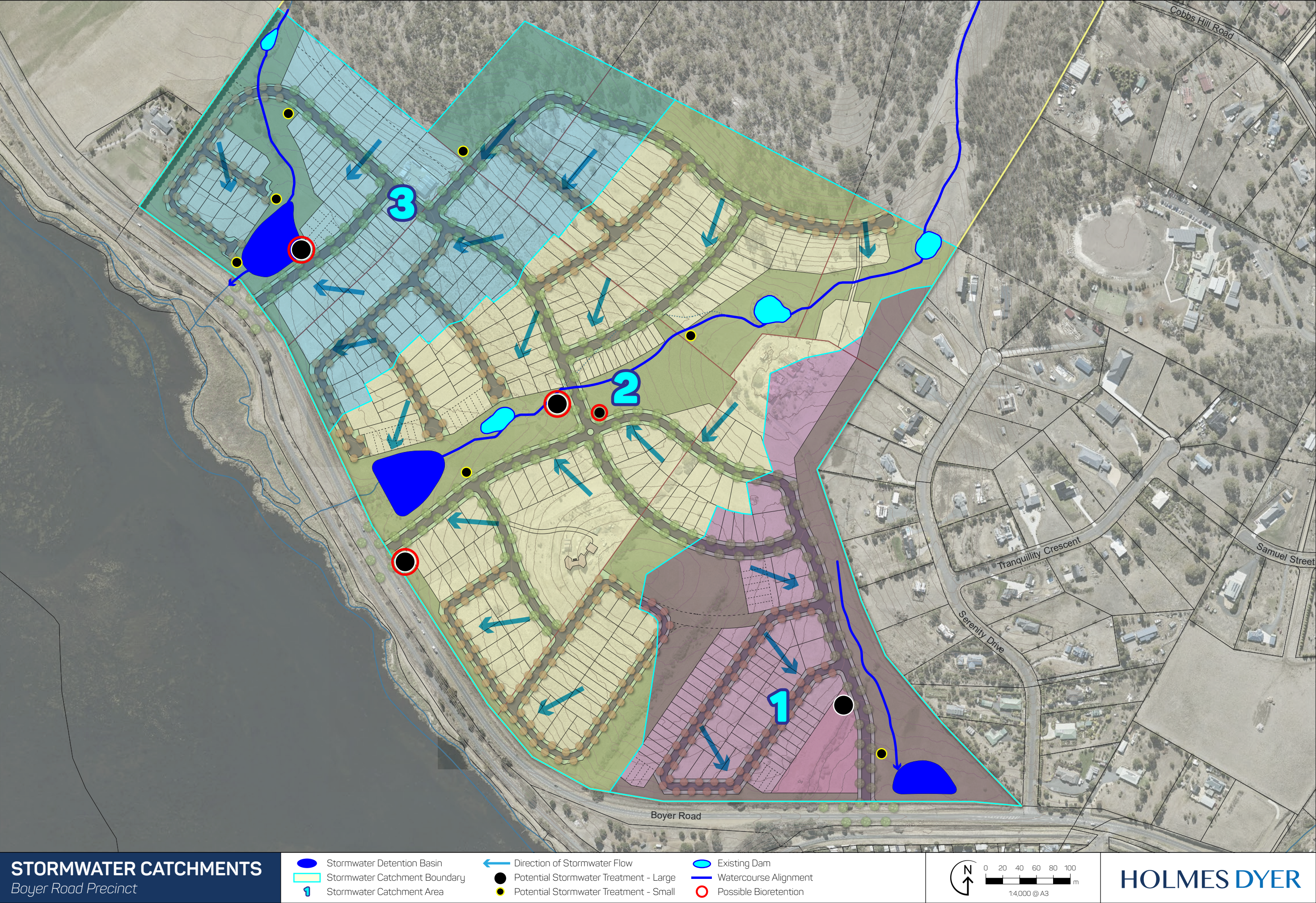
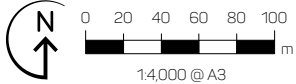


Fig BRI-S13.19 Water Supply Network



WATER SUPPLY NETWORK
Boyer Road Precinct

- Increased Reservoir Capacity (Cobbs Hill Road)
- Distribution Main linking all properties



HOLMES DYER

Fig BRI-S13.20 Sewer Network

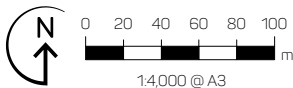


Fig BRI-S13.21 Power Supply Network



POWER SUPPLY NETWORK
Boyer Road Precinct

- Distribution Main linking all properties
- - - Existing overhead power lines



HOLMES DYER

Fig BRI-S13.22 Precinct Staging Plan

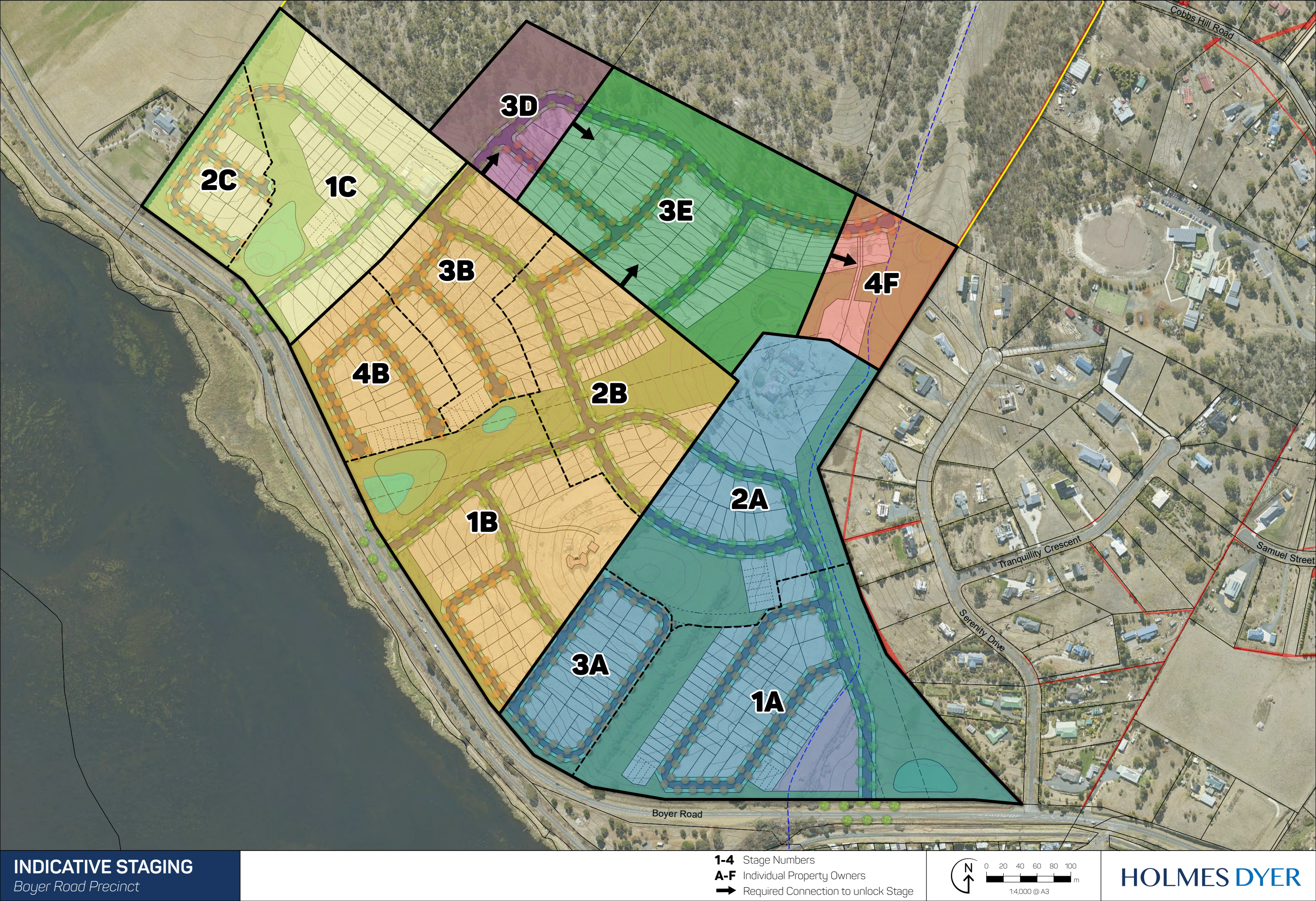


Figure BRI-S13.9 – Building Envelope

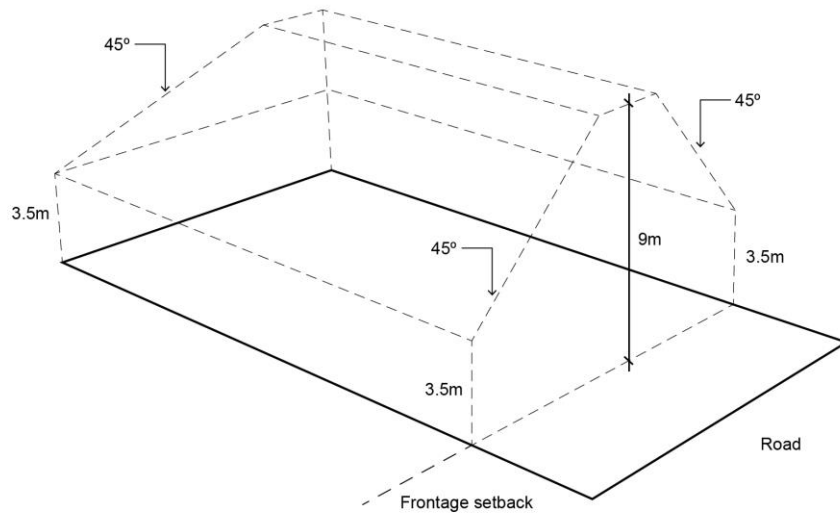


Figure BRI-S13.10 – Building Envelope - Corner Lots

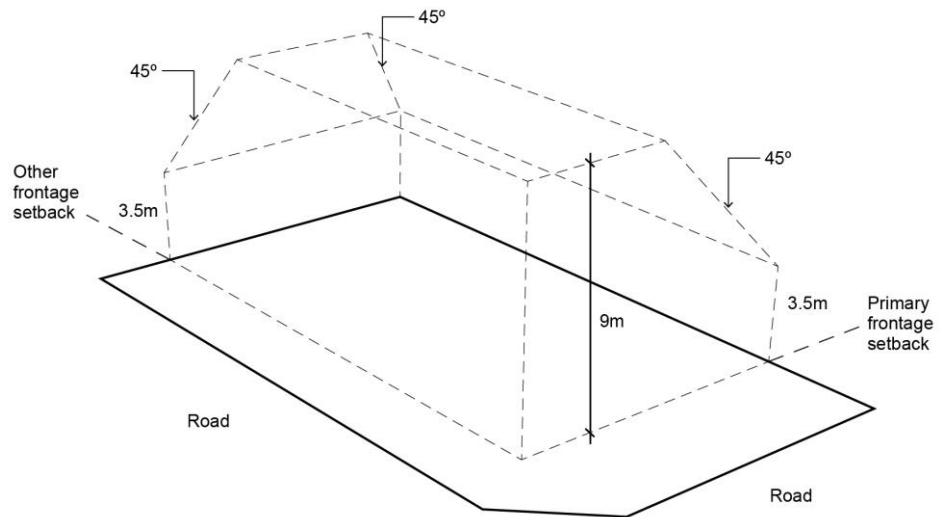


Figure BRI-S13.11 – Building Envelope - Internal Lots

