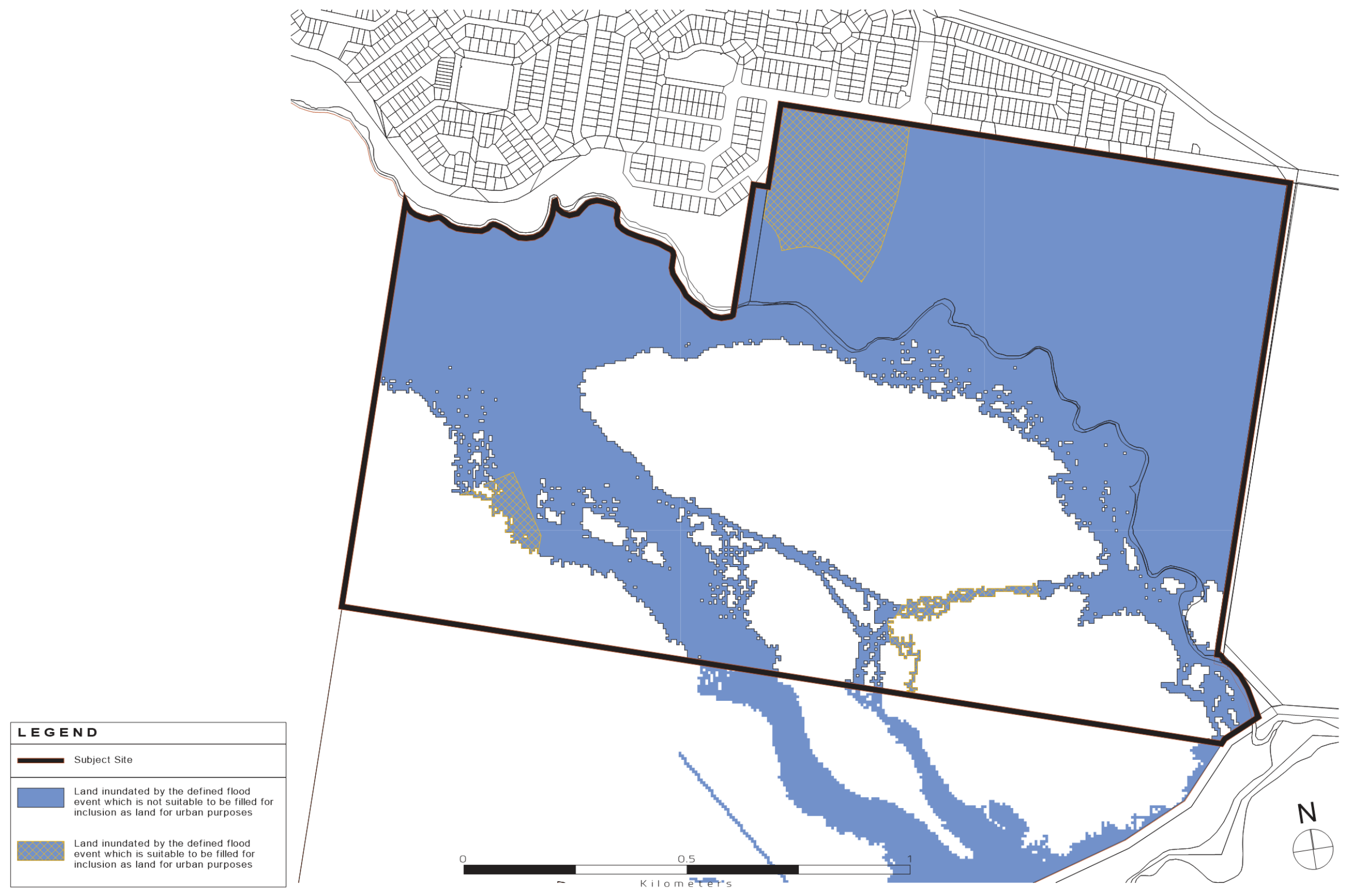


Palmview Area B - Other Plans Map OPM P1 - Area Development Plan (Sub-regional Context)

1:22003.45 @ A3 / 27 November 2018 / DA.01.1 (M)



Palmview Area B - Other Plans Map OPM P2A - Area Development Plan (Flood Prone Land)

1:7500 @ A3 / 27 November 2018 / DA.01.2A (M)



LEGEND	
	Subject Site
	State Significant Vegetation - State Government Referrable Wetlands - SEQ RCMP Significant Wetlands - High Ecological Significance SEQ Regional Plan 2009-2031 - Regional Ecosystems Ver 6.0
	50 metre Buffer from State Significant Vegetation
	100 metre Buffer from State Significant Vegetation
	State Habitat Corridors (State Government)
	Regional Habitat Corridors (State Government)
	Local Habitat Corridor



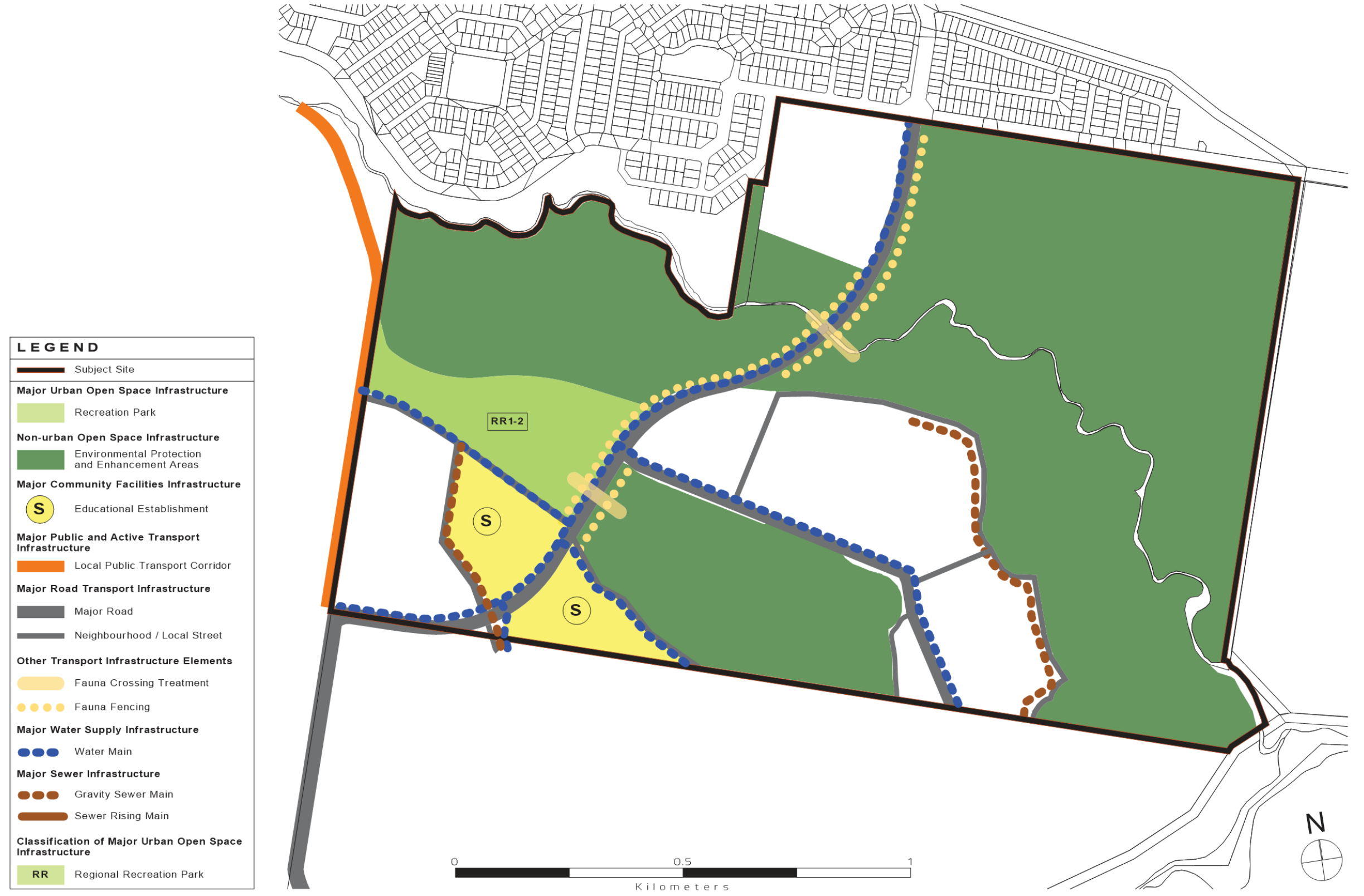
Palmview Area B - Other Plans Map OPM P2B - Area Development Plan (Ecologically Important Areas)

1:7500 @ A3 / 10 December 2018 / DA.01.2B (N)



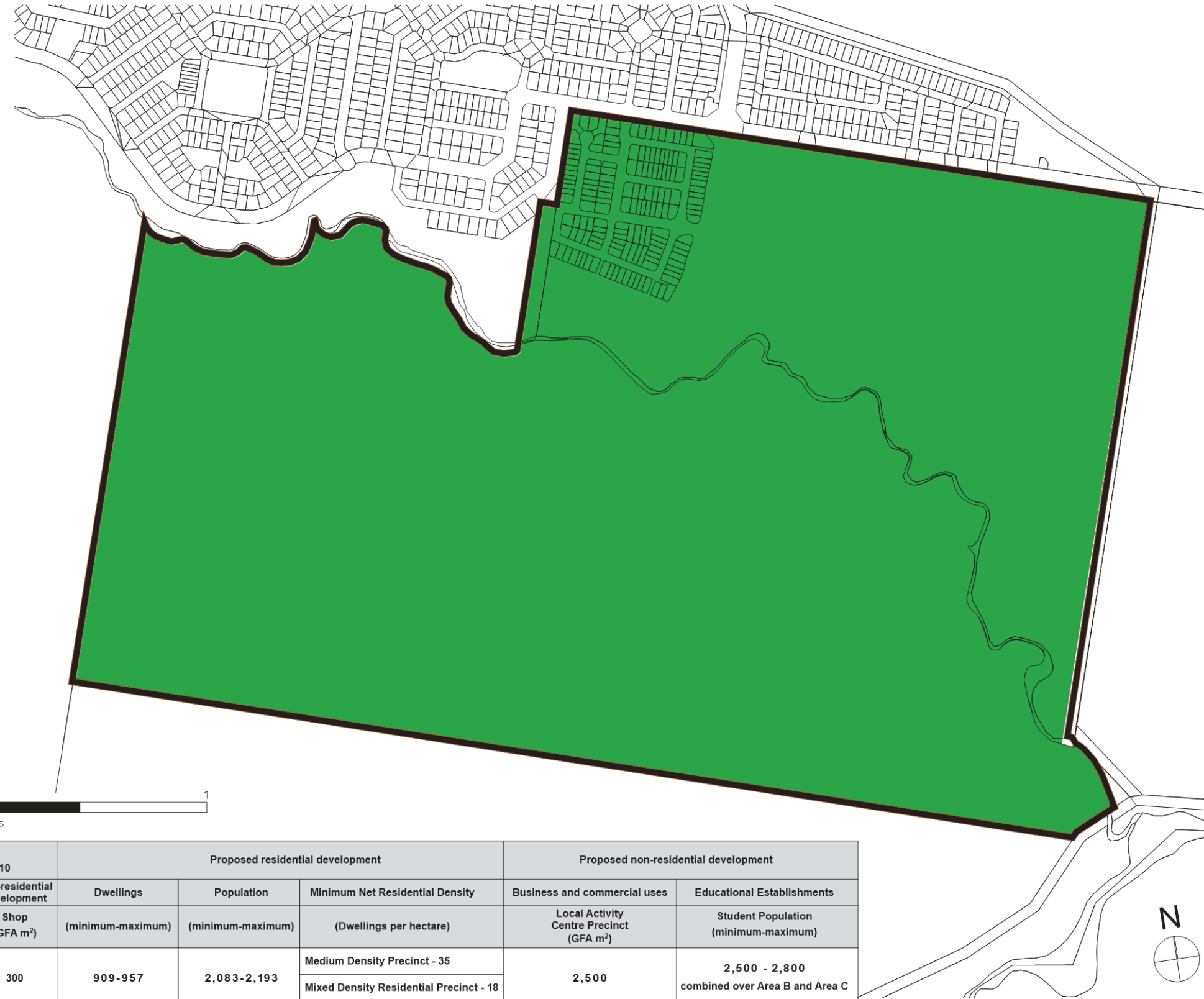
Palmview Area B - Other Plans Map OPM P3 - Area Development Plan (Land Use Structure)



1:7500 @ A3 / 27 November 2018 / DA.013 (M)

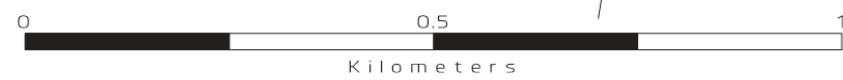


Palmview Area B - Other Plans Map OPM P4 - Area Development Plans (Infrastructure Elements)

1:7500 @ A3 / 10 December 2018 / DA.01.4 (N)



 Subject Site
 Area B

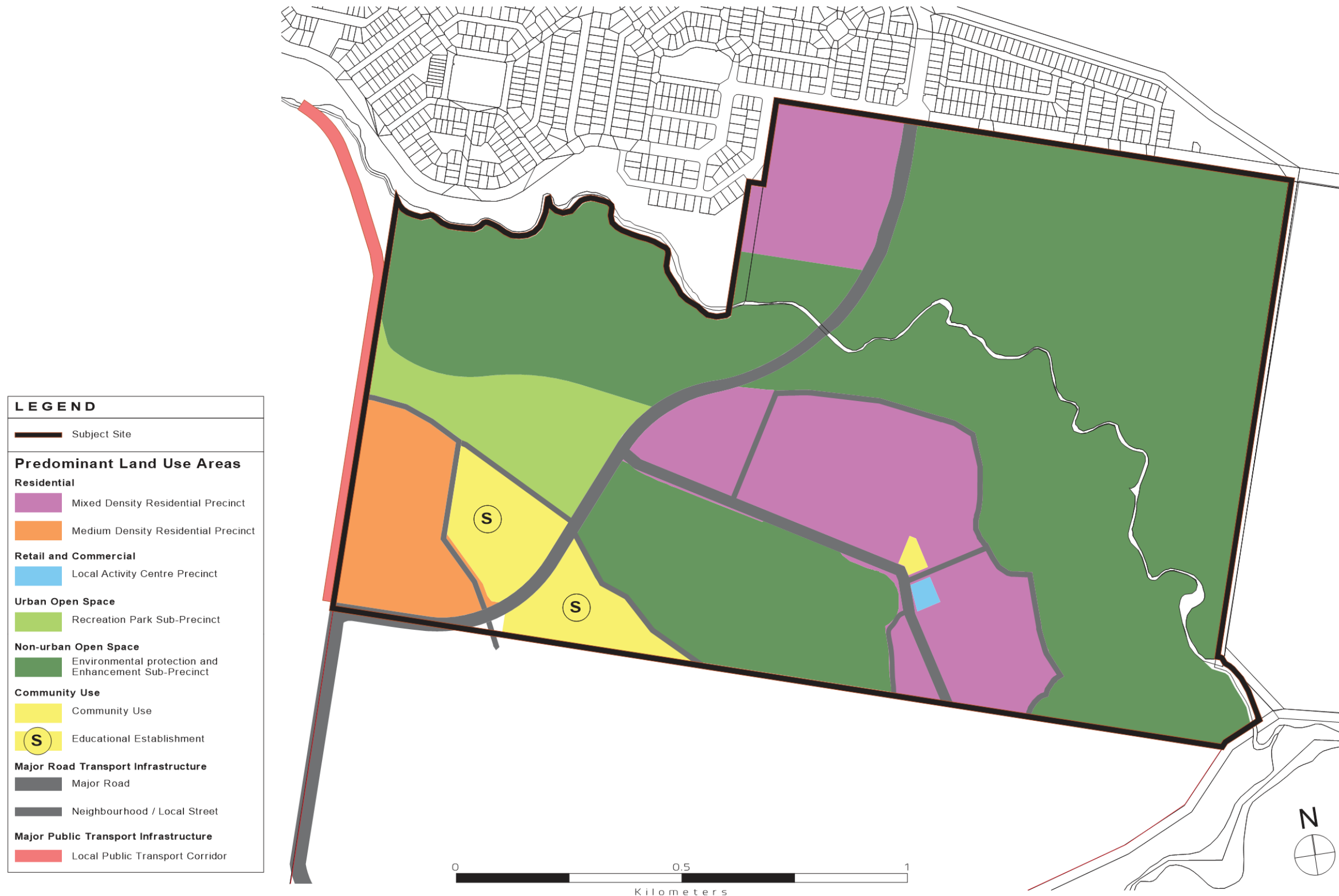


Area	Existing approved development Development Permit MCU06/0010 & REC06/0010			Proposed residential development			Proposed non-residential development	
	Residential development		Non-residential development	Dwellings	Population	Minimum Net Residential Density	Business and commercial uses	Educational Establishments
	Dwellings (minimum-maximum)	Population (minimum-maximum)	Shop (GFA m <sup>2</sup> )	(minimum-maximum)	(minimum-maximum)	(Dwellings per hectare)	Local Activity Centre Precinct (GFA m <sup>2</sup> )	Student Population (minimum-maximum)
B	160	352	300	909-957	2,083-2,193	Medium Density Precinct - 35 Mixed Density Residential Precinct - 18	2,500	2,500 - 2,800 combined over Area B and Area C



Palmview Area B - Other Plans Map OPM P5 - Area Development Plans (Development Entitlements)

1:7500 @ A3 / 27 November 2018 / DA.01.5 (M)



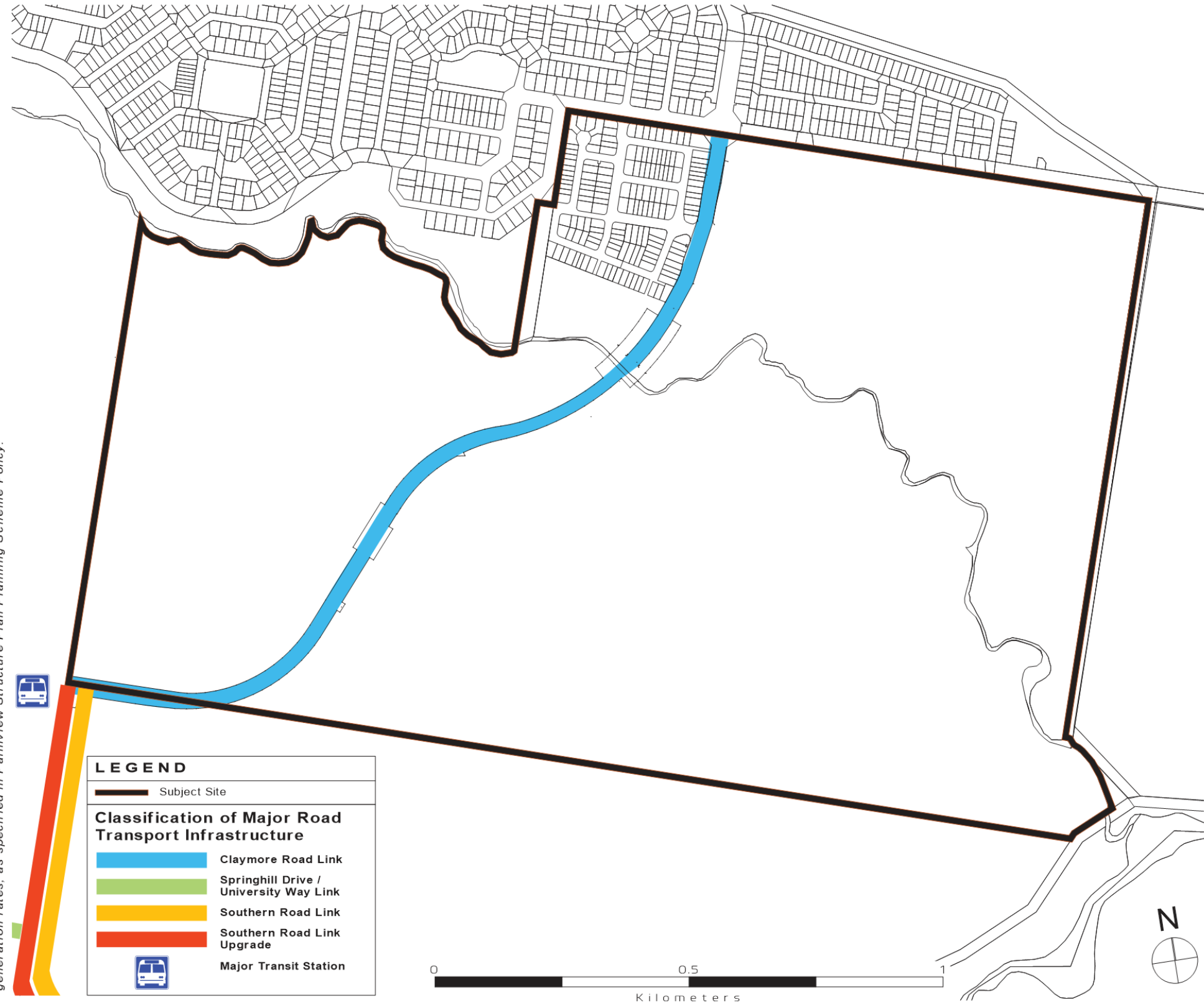
Palmview Area B - Other Plans Map OPM P6 - Area Development Plan (Precincts and Sub-precincts)



1:7500 @ A3 / 27 November 2018 / DA.016 (M)

Major Transport Infrastructure Elements	Relative sequence of provision of Infrastructure	Description of sequencing of development and the major transport infrastructure elements
Claymore Road Link	1	This link is provided before any development is carried out in the Palmview Master Planned Area.
Southern Road Link	2	This link is provided before the earlier of the following:- (a) the traffic volumes using Claymore Road (measured immediately south of the Sippy Creek crossing) exceed 22,000 vehicle movements per business day over a continuous 30 day period; or (b) a development approval for the development of the 4,000 <sup>th</sup> Equivalent Dwelling in the Palmview Master Planned Area.
Springhill Drive / University Way Link	3	This link is provided:- (a) after the provision of the following:- (i) Claymore Road Link; and (ii) Southern Road Link; and (b) before a development for the development of the 5,000 <sup>th</sup> Equivalent Dwelling in the Palmview Master Planned Area.
Southern Road Link Upgrade of Alternative Road Transport Infrastructure	4	This link is provided before a development approval for the development of the 6,500 <sup>th</sup> Equivalent Dwelling in the Palmview Master Planned Area.
Western Service Road Access via Pignata Road	5	The local road network in Area A is to be planned to accommodate a future district collector street to the Western Service Road.

Note: Equivalent Dwelling or ED is the measure of the demand for the number of vehicle trips equivalent to that generated by a Dwelling calculated for the relevant development type worked out by the Council using the demand generation rates, as specified in Palmview Structure Plan Planning Scheme Policy.

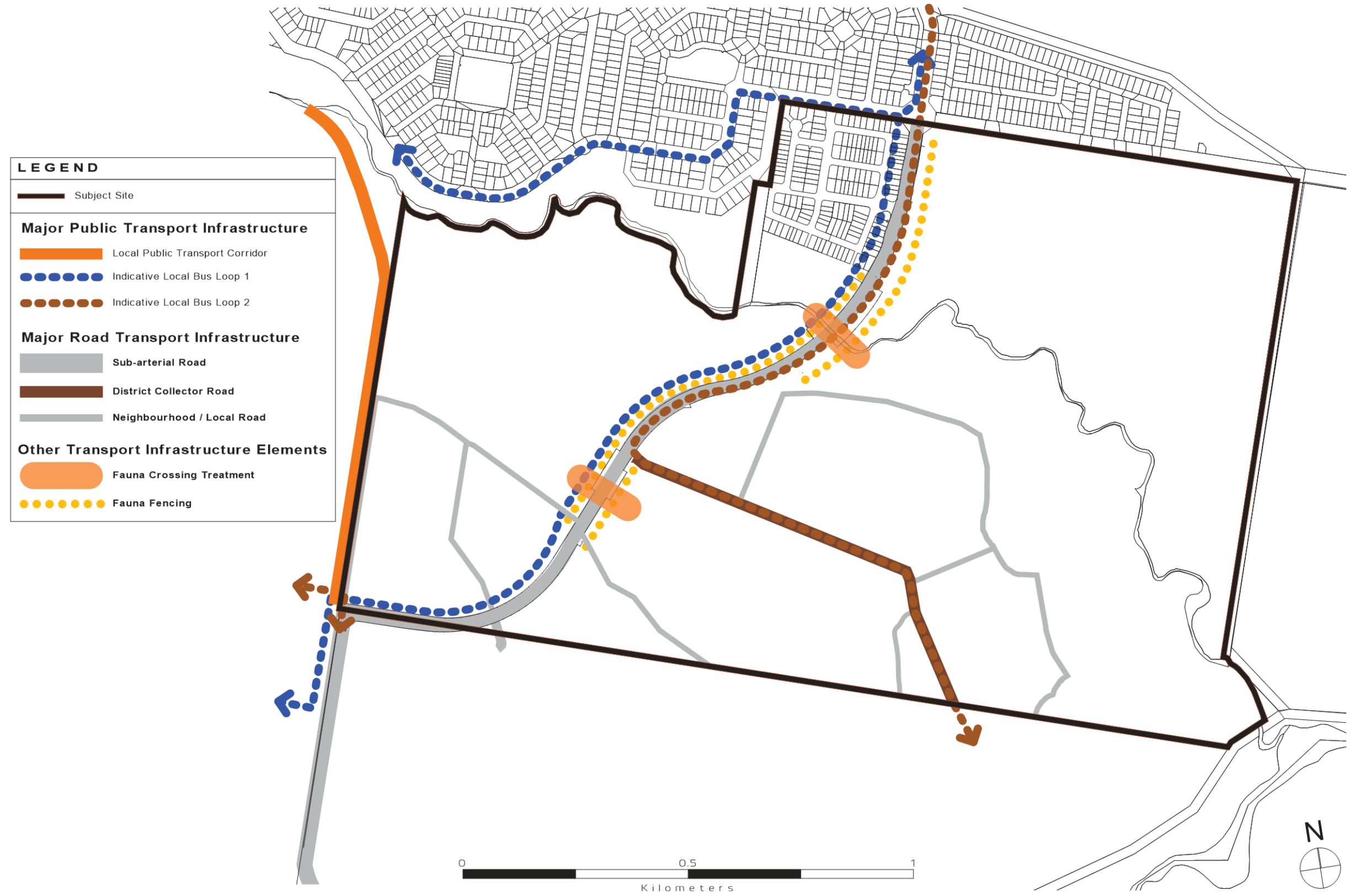






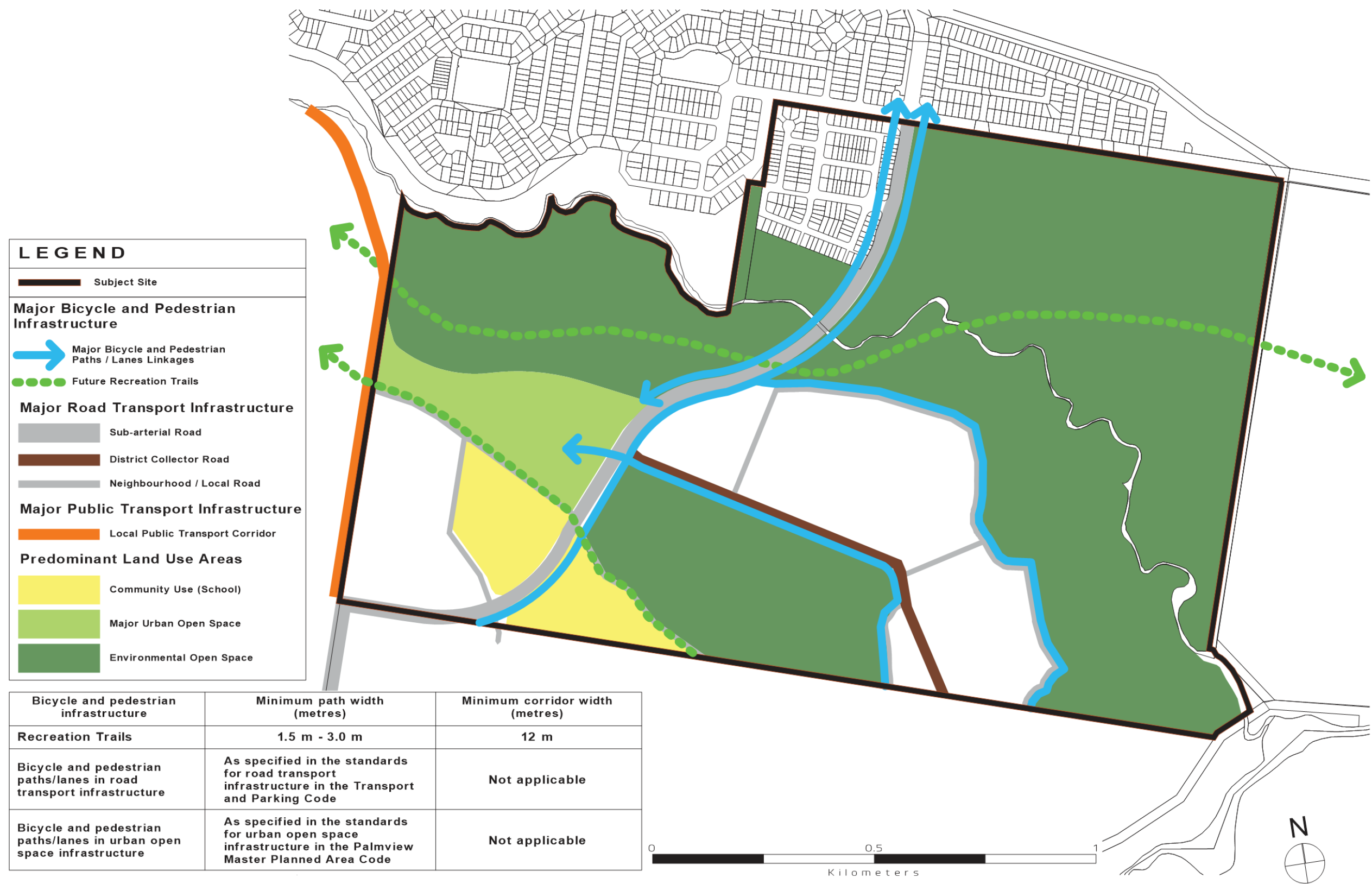
Palmview Area B - Other Plans Map OPM P8 - Area Development (Road Transport Infrastructure Network) Plan

1:7500 @ A3 / 10 December 2018 / DA.01.8 (N)



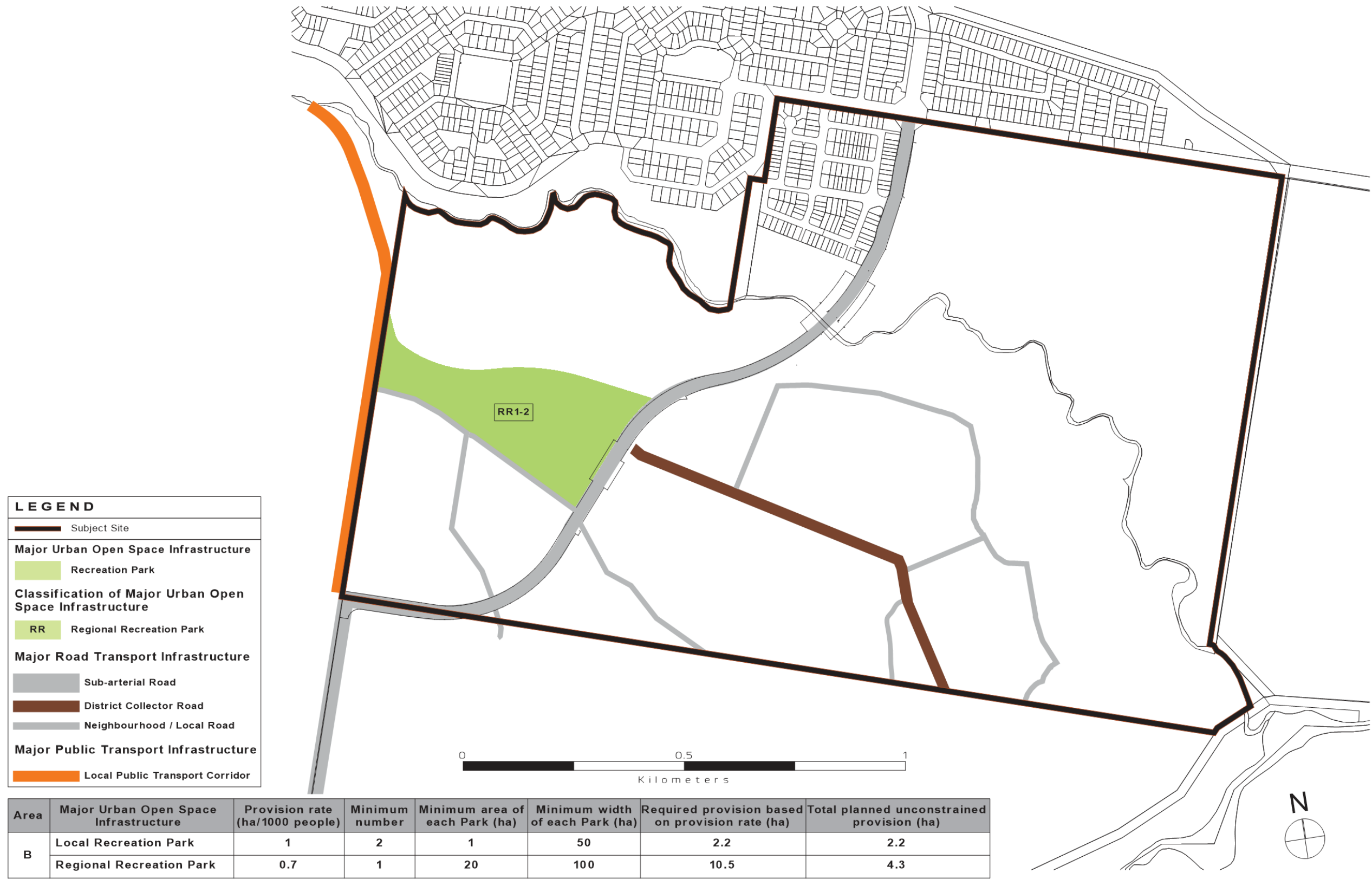
Palmview Area B - Other Plans Map OPM P9 - Area Development (Public Transport Infrastructure Network) Plan

1:7500 @ A3 / 10 December 2018 / DA.01.9 (N)



Palmview Area B - Other Plans Map OPM P10 - Area Development (Bicycle & Pedestrian Infrastructure Network) Plan

1:7500 @ A3 / 10 December 2018 / DA.01.10 (N)



**LEGEND**

- Subject Site
- Major Urban Open Space Infrastructure**
- Recreation Park
- Classification of Major Urban Open Space Infrastructure**
- RR Regional Recreation Park
- Major Road Transport Infrastructure**
- Sub-arterial Road
- District Collector Road
- Neighbourhood / Local Road
- Major Public Transport Infrastructure**
- Local Public Transport Corridor

Area	Major Urban Open Space Infrastructure	Provision rate (ha/1000 people)	Minimum number	Minimum area of each Park (ha)	Minimum width of each Park (ha)	Required provision based on provision rate (ha)	Total planned unconstrained provision (ha)
B	Local Recreation Park	1	2	1	50	2.2	2.2
	Regional Recreation Park	0.7	1	20	100	10.5	4.3



Palmview Area B - Other Plans Map OPM P11 - Area Development (Urban Open Space Infrastructure Network) Plan

1:7500 @ A3 / 10 December 2018 / DA.01.11 (N)

**LEGEND**

Subject Site

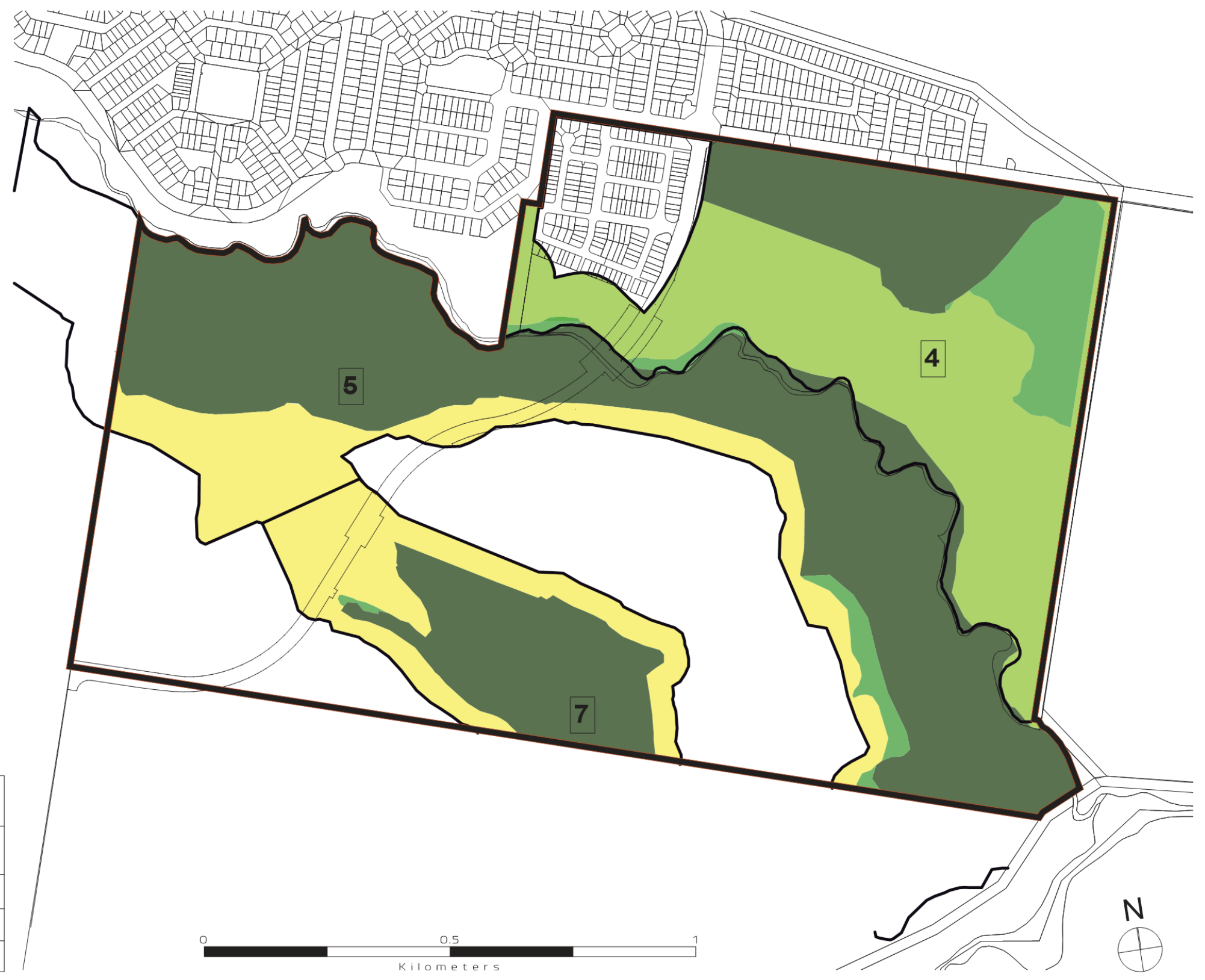
**1** Ecological and Landscape Protection and Rehabilitation Landscape Units

**Non-urban Open Space Infrastructure**

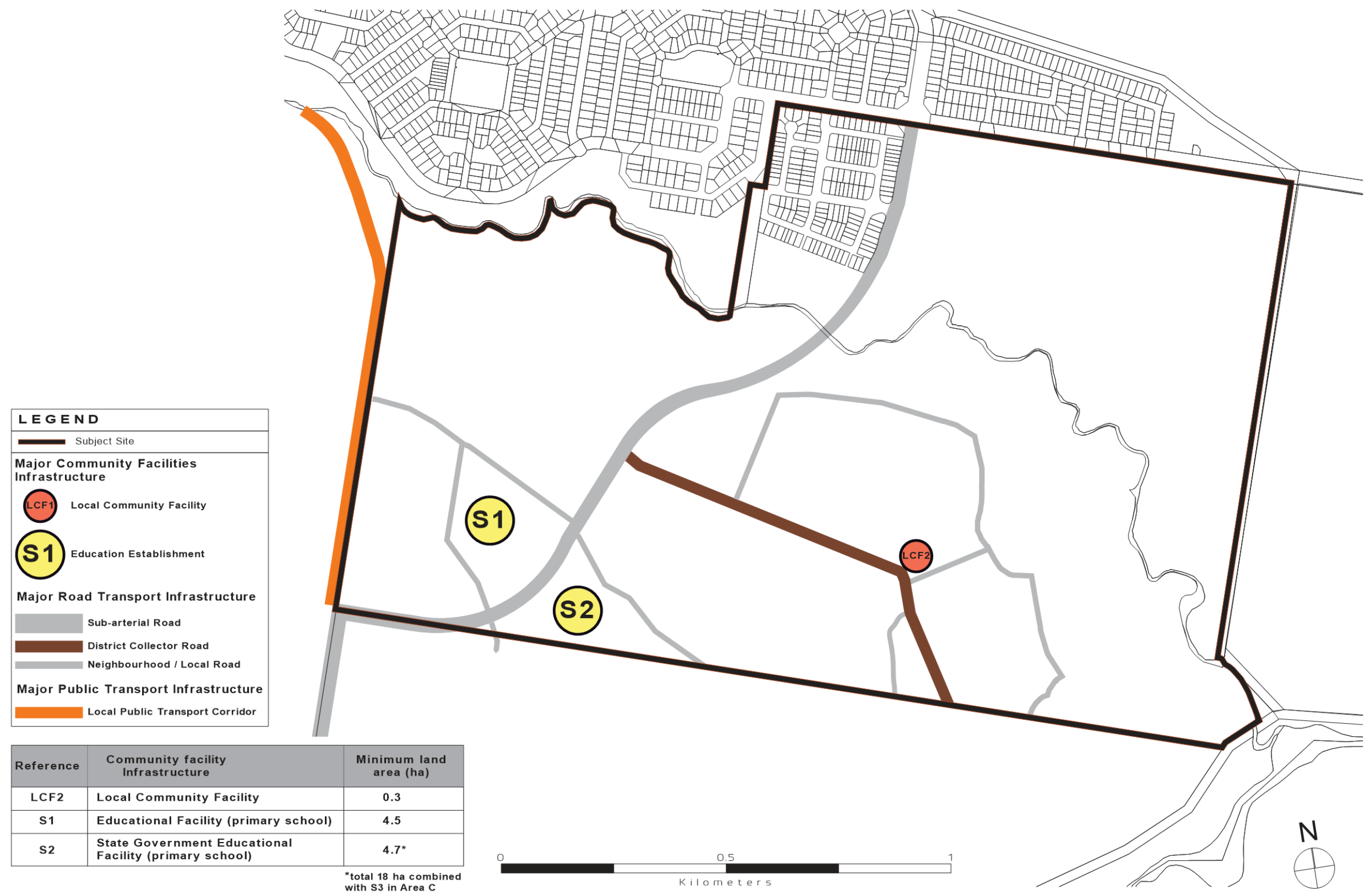
- Environmental Protection Area
- Environmental Enhancement Area - Type A
- Environmental Enhancement Area - Type B
- Environmental Transition Area

Ecological and landscape protection and rehabilitation landscape units	Area B (ha)
4	57.0
5	72.6
7	25.7
<b>Land required for ecological and landscape provision and rehabilitation</b>	<b>155.3</b>

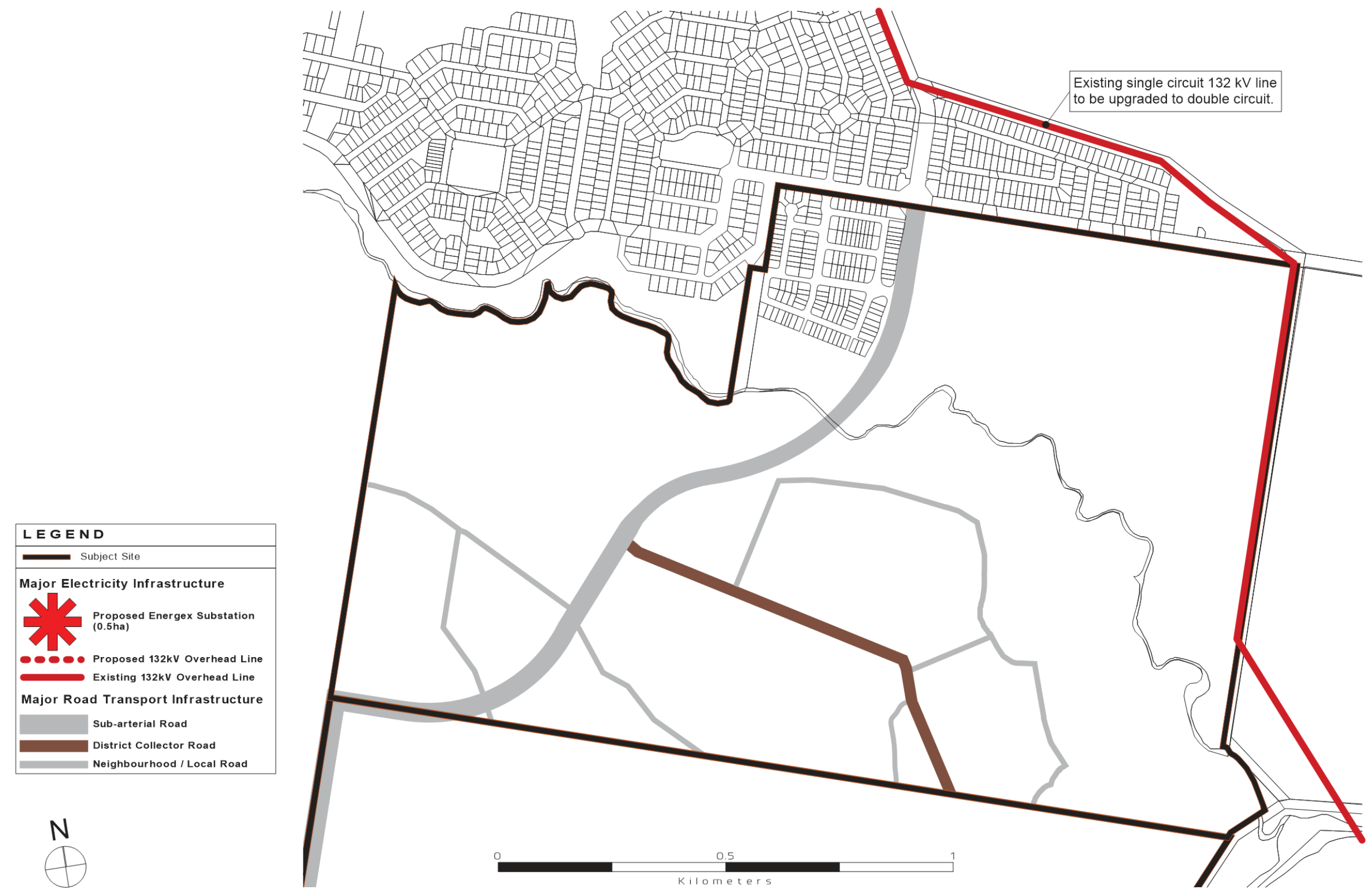
Area B (see Map OPM5) Land requirements for ecological and landscape protection and rehabilitation
14.7% of land suitable for urban development in Palmview Master Planned Area
71.1ha land provision based on land suitable for development
155.3 ha available land to satisfy land requirements
84.2 ha additional (surplus) to satisfy land requirements



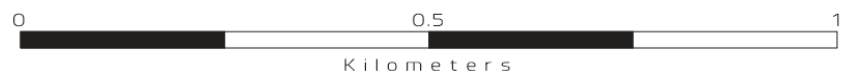
Palmview Area B - Other Plans Map OPM P12 - Area Development (Non-urban Open Space Infrastructure Network) Plan  
 1:7500 @ A3 / 10 December 2018 / DA.01.12 (N)



Palmview Area B - Other Plans Map OPM P13 - Area Development (Community Facilities Infrastructure Network) Plan  
 1:7500 @ A3 / 27 November 2018 / DA.01.13 (M)



LEGEND	
	Subject Site
<b>Major Electricity Infrastructure</b>	
	Proposed Energex Substation (0.5ha)
	Proposed 132kV Overhead Line
	Existing 132kV Overhead Line
<b>Major Road Transport Infrastructure</b>	
	Sub-arterial Road
	District Collector Road
	Neighbourhood / Local Road



Palmview - Area 'B' - Peter Crosby Community Facilities Precinct  
 14 - Area Development (Major Electrical Infrastructure Network) Plan

1:7500 @ A3 / 29 March 2017 / N\_U.I.A.\_DA.01.14 (C)

