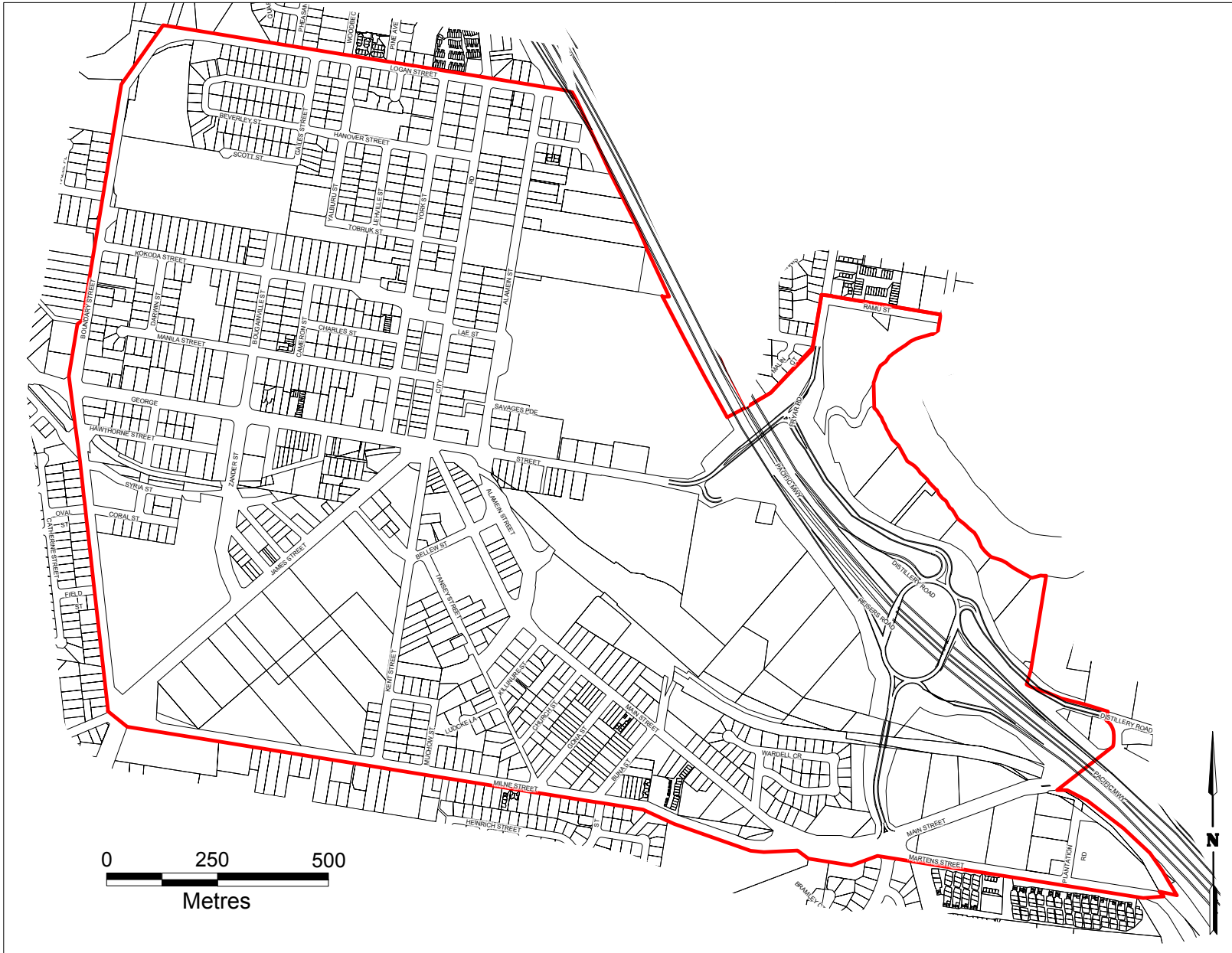


# Beenleigh Town Centre - LAP MAP 1.1 - Boundary (Ver. 1.0)



## Legend

 LOCAL AREA PLAN BOUNDARY

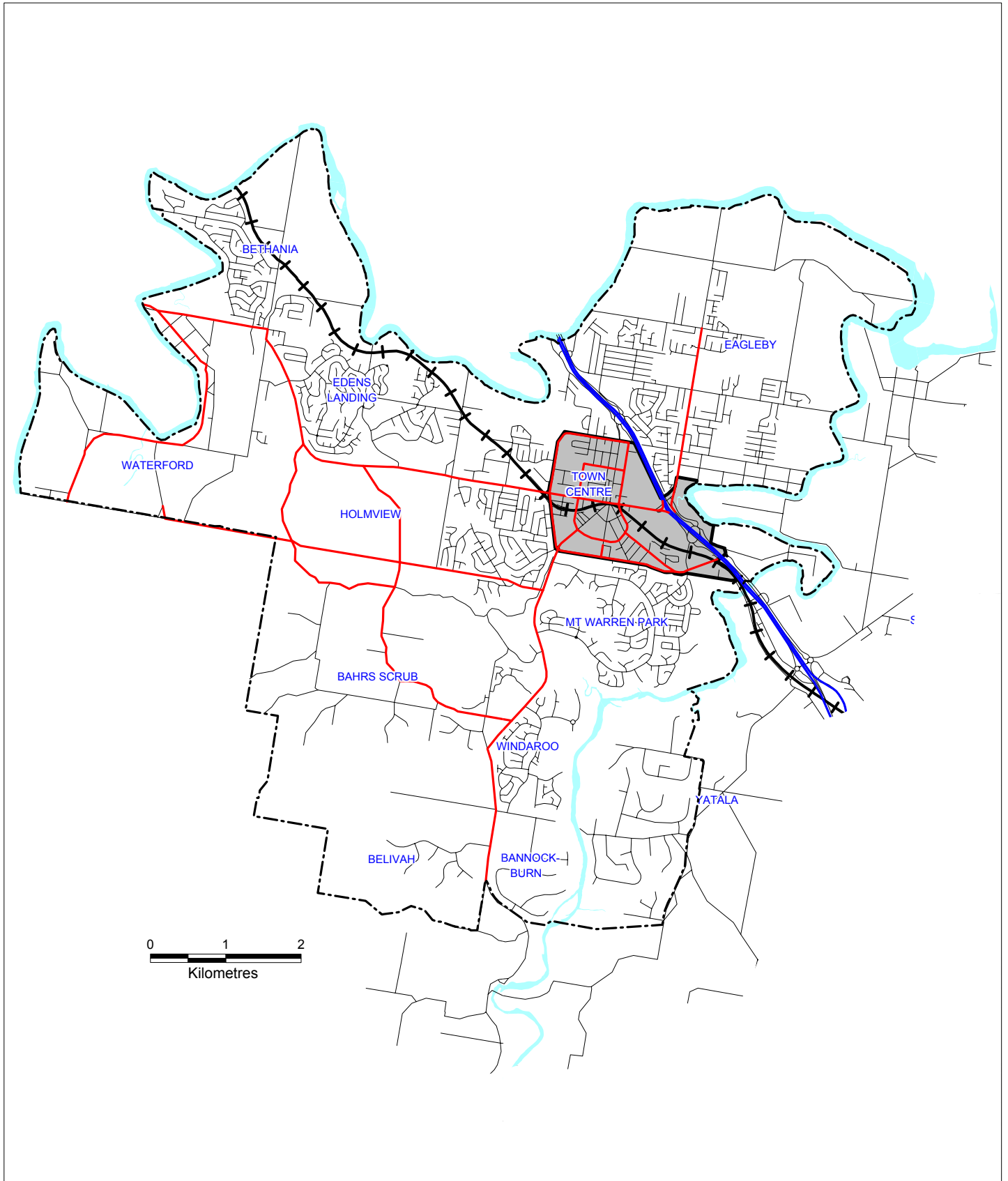
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# Beenleigh Town Centre - LAP MAP 1.2 - Frame Area (Ver. 1.0)



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## Legend

-  PACIFIC MOTORWAY
-  PRIMARY ROAD
-  BRISBANE - GOLD COAST RAILWAY
-  STUDY FRAME AREA



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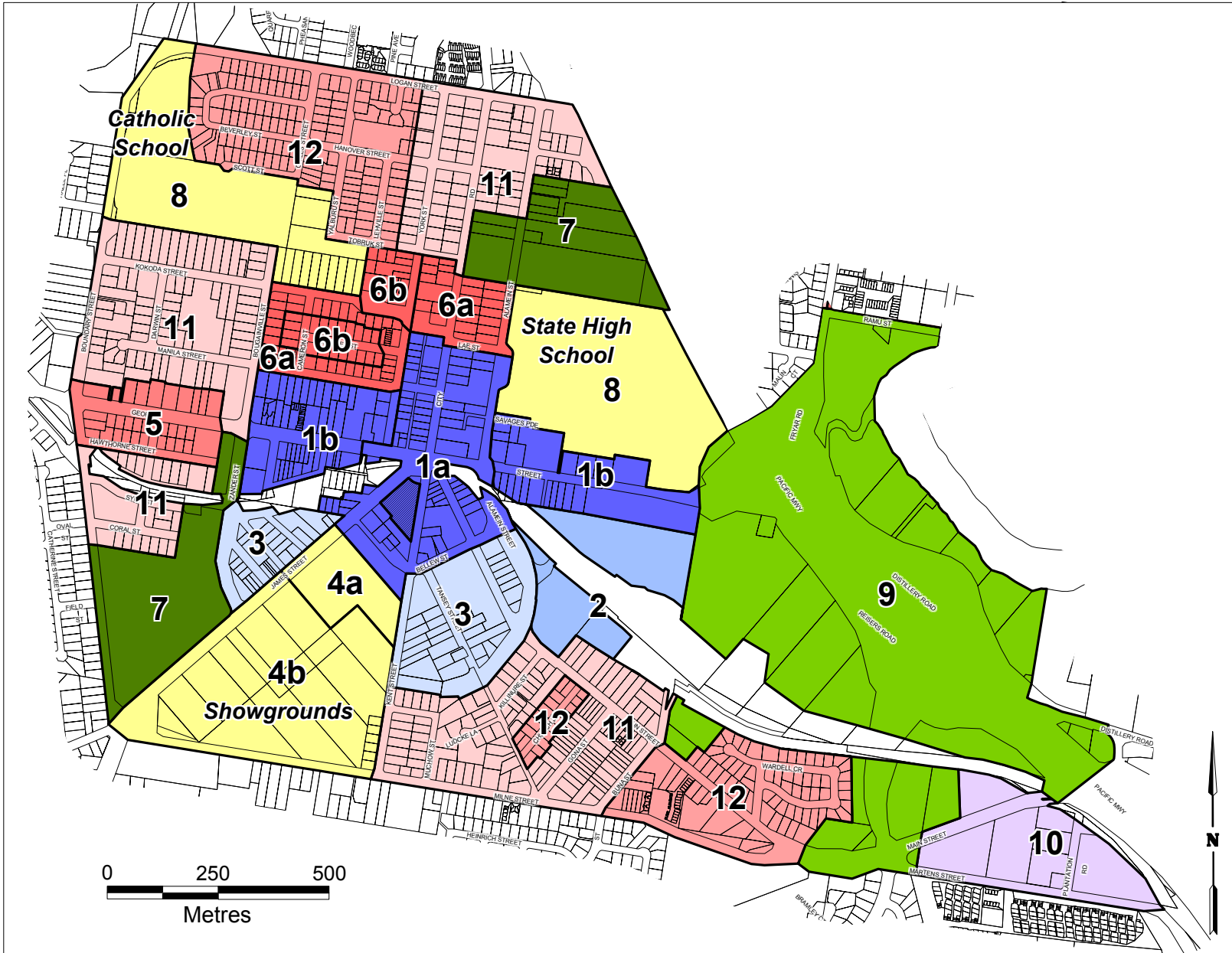
GDA

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# Beenleigh Town Centre - LAP MAP 1.3 - Precincts (Ver. 1.0)



## Legend

	1	CITY HEART PRECINCT
	2	BEENLEIGH CENTRAL PRECINCT
	3	INNER-CITY SOUTH PRECINCT
	4	COMMUNITY PRECINCT
	5	WESTERN GATEWAY PRECINCT
	6	INNER-CITY NORTH PRECINCT
	7	PARKLANDS & RECREATION PRECINCT
	8	EDUCATION PRECINCT
	9	RIVER GATEWAY PRECINCT
	10	SOUTHPOINT PRECINCT
	11	TOWN CENTRE RESIDENTIAL PRECINCT
	12	TRADITIONAL RESIDENTIAL PRECINCT
		DESIGNATED DEVELOPMENT - BEENLEIGH COURT HOUSE & BEENLEIGH POLICE STATION

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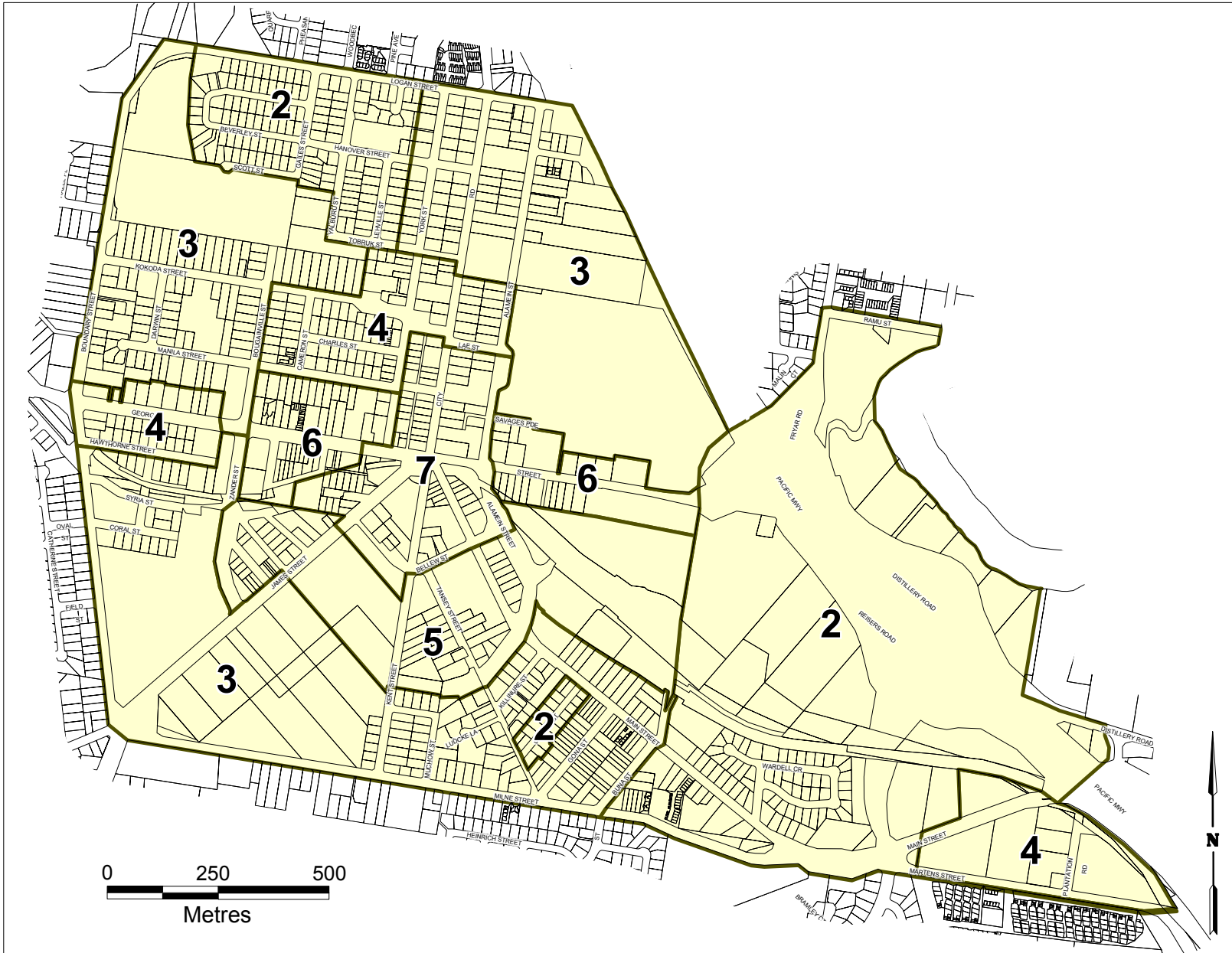
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# Beenleigh Town Centre - LAP MAP 1.4 - Maximum Building Height (Ver. 1.0)



## Legend

2	2 STOREYS
3	3 STOREYS
4	4 STOREYS
5	5 STOREYS
6	6 STOREYS
7	7 STOREYS

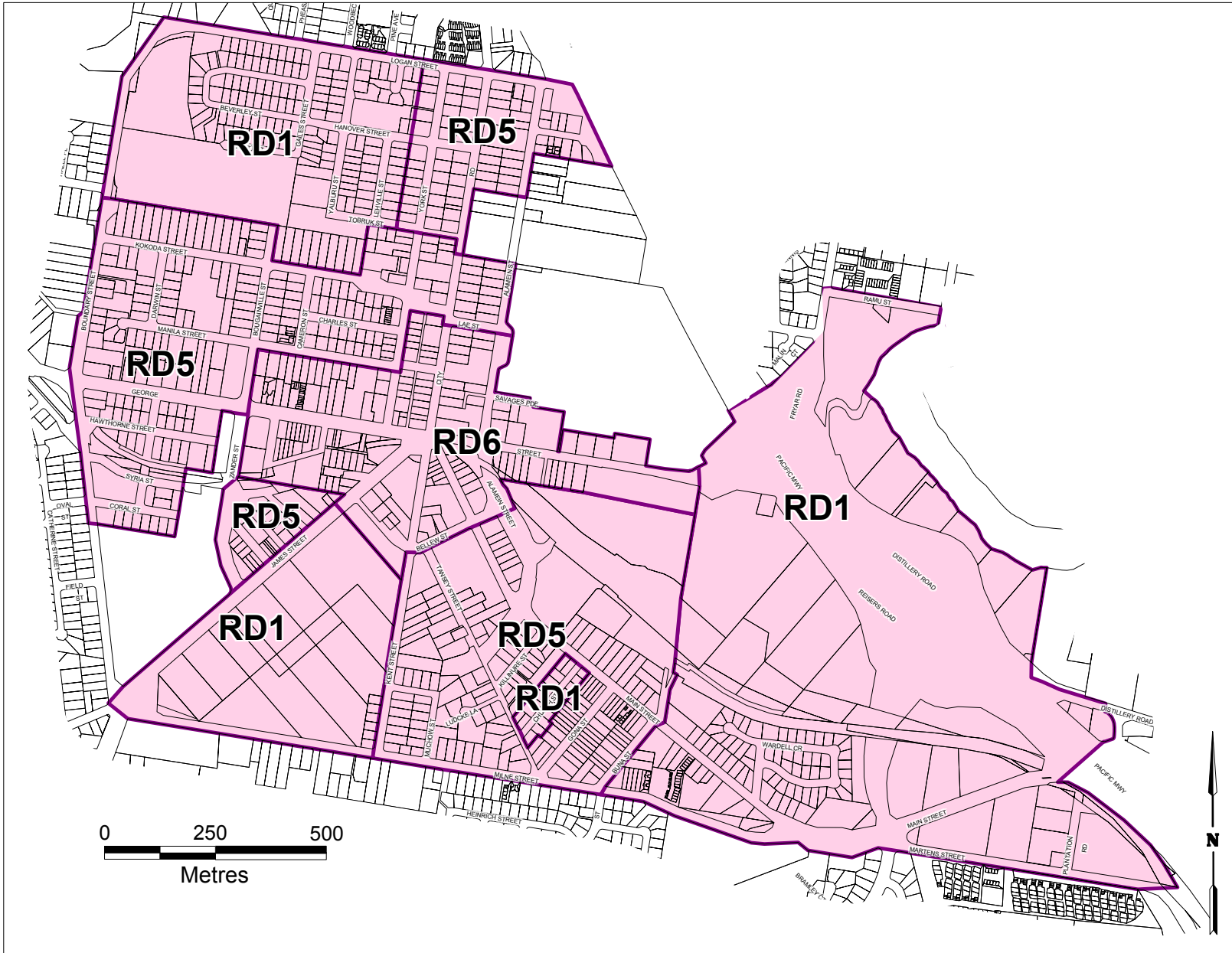
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# Beenleigh Town Centre - LAP MAP 1.5 - Maximum Residential Density (Ver. 1.0)



## Legend

<b>RD1</b>	UP TO 25 DWELLINGS PER NET HECTARE* (1 dwelling per 400 m <sup>2</sup> of site area)
<b>RD2</b>	UP TO 33 DWELLINGS PER NET HECTARE* (1 dwelling per 300 m <sup>2</sup> of site area)
<b>RD3</b>	UP TO 40 DWELLINGS PER NET HECTARE* (1 dwelling per 250 m <sup>2</sup> of site area)
<b>RD4</b>	UP TO 50 DWELLINGS PER NET HECTARE* (1 dwelling per 200 m <sup>2</sup> of site area)
<b>RD5</b>	ONE BEDROOM PER 50 m <sup>2</sup> OF NET SITE AREA* (up to 200 bedrooms per net hectare)
<b>RD6</b>	ONE BEDROOM PER 33 m <sup>2</sup> OF NET SITE AREA* (up to 300 bedrooms per net hectare)

\* Net site area is the area of a site which remains after the dedication of land required for any public purpose including, but not limited to, road widening and park dedication.

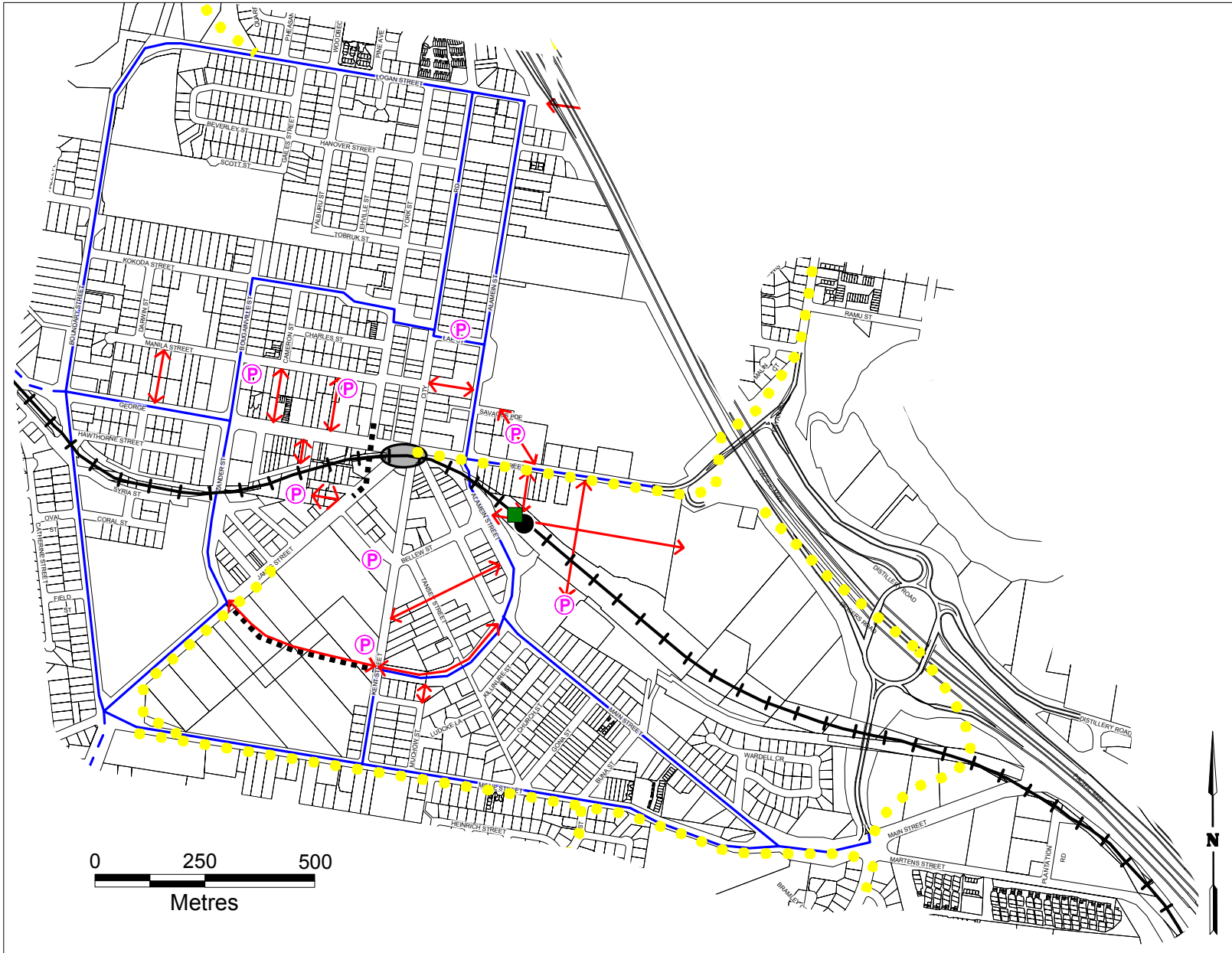
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# Beenleigh Town Centre - LAP MAP 1.6 - Movement Plan (Ver. 1.0)



## Legend

-  RING ROAD
-  REGIONAL ROAD CONNECTION
-  POSSIBLE ROAD LINK
-  EXISTING BIKEWAY
-  PEDESTRIAN LINKS
-  PUBLIC PARKING
-  PUBLIC TRANSIT INTERCHANGE
-  BRISBANE - GOLD COAST RAILWAY
-  CIVIC SQUARE

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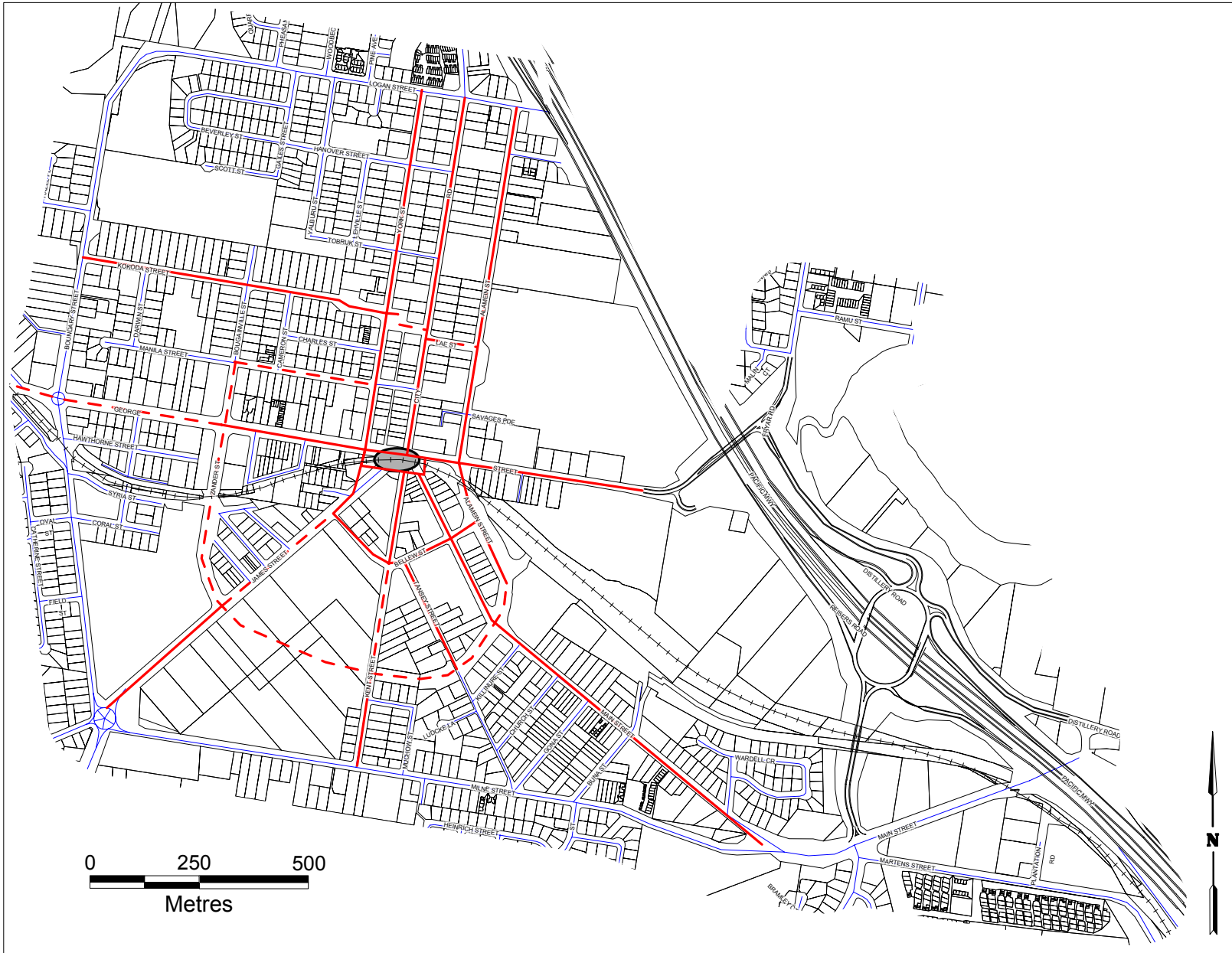
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# Beenleigh Town Centre - LAP MAP 1.7 - Streetscape Character (Ver 1.0)



## Legend

-  CITY SQUARE
-  FORMAL
-  SEMI-FORMAL
-  INFORMAL
-  PACIFIC MOTORWAY

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