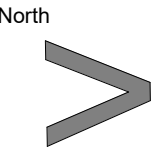




B	Issued to Planner	28/04/20
C	Issue for Community Consultation	04/05/20
D	Updated issue for Community Consultation	11/05/20
F	Updated Tree Plan	29/05/20
K	Issued to Council Version R4	9/4/21
M	Issued to council R4	21/4/21

KAREELA GOLF COURSE OPPOSITE



CONSTRAINTS



- Irregular Shaped Site
- Bushfire risk from adjoining reserve
- Powerlines cross the site
- Required APZ exceeds minimum setbacks
- Steep topography in some areas
- Potential impacts on School for special needs & disabled children
- Potential Flooding risks
- Potential impacts on & from flying fox colony
- Potential Noise & emissions from the road

B	Issued to Planner	28/04/20
C	Issue for Community Consultation	04/05/20
D	Updated issue for Community Consultation	11/05/20
F	Updated Tree Plan	29/05/20
K	Issued to Council Version R4	9/4/21
M	Issued to council R4	21/4/21

OPPORTUNITIES

Existing driveway access
from Mikarie Place

Interface to Joseph Banks
Reserve adjoining

Island Site - surrounded by
trees & not visible from
surrounding streets or
dwellings

Existing roadway provides
safe & secure access for
Childcare Centre & is
suitable for Garbage
Collection vehicles

Existing Childcare centre can
remain

Existing boundary wall acts
as flood protection

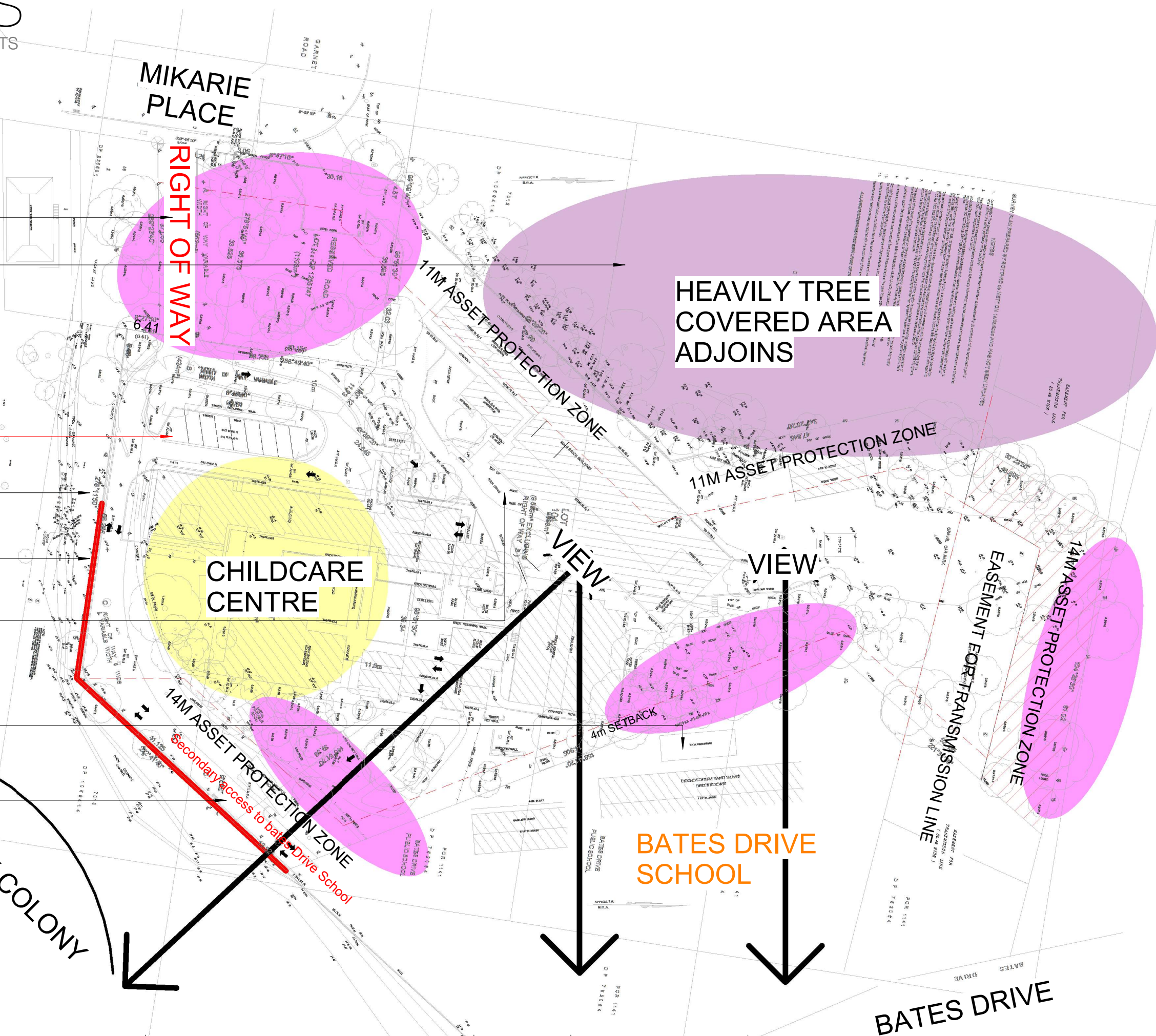
Topography will potentially
allow for elevated views

School playground areas
along boundary are largely
covered and boundary trees
provide additional privacy
screening

Existing secondary/informal
access to School can be
retained and/or formalised

Flying foxes do not appear to
inhabit any trees within the
site

B	Trees and other	
C	environmental constraints	
D	are generally on the	28/04/20
F	perimeter of the site	04/05/20
K	Updated issue for Community Consultation	11/05/20
M	Updated Tree Plan	29/05/20
	Issued to Council Version R4	9/4/21
	Issued to council R4	21/4/21



9/4/21
21/4/21