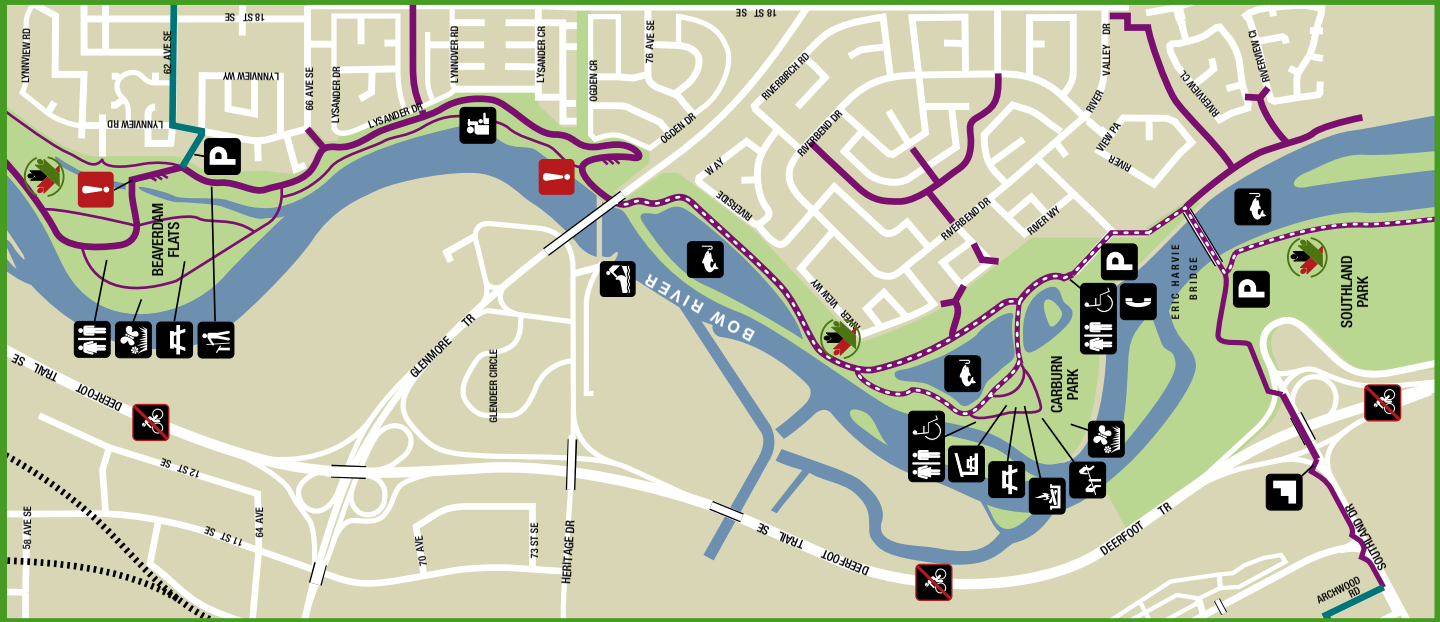Carburn Park/Beaverdam Flats