



- ### DESIGN PRINCIPLES
- Maximise passive surveillance by fronting new residential lots onto open space
 - Prioritise location of smallest lots adjacent to open space to provide convenient, usable outdoor space for smaller dwellings
 - Provide shared path links through new subdivision areas linking residential, to schools, medical, retail and town centre to promote healthier living through exercise
 - New areas of subdivision to align with existing cadastral boundaries to facilitate a staged approach to development

DRAWING KEY

- Residential Lots: approx 400 - 650sq.m
Opportunity for lots adjoining or adjacent open space and shared pathway link to be 300sq.m
- Retail - Potential for large format retail with off street parking and landscape buffer
- Local Business - Potential site with strong pedestrian connections: 3800sq.m
- Greenfield Site: No lots shown to allow flexibility for subdivision design. Retain road connection
- Proposed Shared Path Links
- Potential pedestrian crossing location
- Potential bus stop locations
- Existing Residential Lots
- Proposed Residential Lots
- Proposed Open Space

- Potential location of sewer pumping station- requires 30m buffer to residential and to be located outside flood zone
- Final dam layout and capacity is subject to detailed design and risk assessment
- Final road layout in this area is subject to detailed design and risk assessment
- Existing title boundaries shown in red. Potential to reconfigure titles and infill with new residential
- Connection to Jordan River Trail

