



- 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

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

- 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