



- 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, 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

Larger lots on steep grade, to front open space for amenity and passive surveillance

Open space to preserve listed rare & endangered species

Potential for landscaped gateway treatment for arrival into South Brighton

LOT SCHEDULE

- | | |
|--|---|
| Oversize Lots: greater than 850sq.m
50 | Retail - potential for large format retail with off street parking- approx.2000-2800sq.m for each lot |
| Neighbourhood Lots: 650 - 850sq.m
101 | Local Business Zone - potential for corner location with 4500 sq.m site. |
| Standard Lots: 450 - 650sq.m
217 | |
| Park Side Lots: 325 - 450sq.m
49 | |

TOTAL LOTS : 417

DRAWING KEY

- | | |
|----------------------------|--|
| Existing Residential Lots | Rear lane access |
| Proposed Residential Lots | Proposed Shared Path Links |
| Proposed Open Space | Potential pedestrian crossing location |
| Proposed Paved Shared Zone | Potential bus stop locations |

Potential location of sewer pumping station- requires 30m buffer to residential

Existing title boundaries shown in red. Potential to reconfigure titles and infill with new residential

Existing title boundary shown in red. Potential to reconfigure to allow loop road connection to Melinda Crt

Connection to Jordan River Trail