



- 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**

<b>Residential Lots: approx 400 - 650sq.m</b> <i>Opportunity for lots adjoining or adjacent open space and shared pathway link to be 300sq.m</i>	<b>Greenfield Site:</b> Greenfield development area provides opportunity for lot sizes of 300sq.m	Existing Residential Lots
<b>Retail</b> - Potential for large format retail with off street parking and landscape buffer	Proposed Shared Path Links	Proposed Residential Lots
<b>Medical/Childcare</b> - 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

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

Connection to Jordan River Trail