

NOTE: CONSTRUCTION AND / OR UPGRADE OF THE FOOTPATH TO BE PROVIDED ALONG THE WELLINGTON ROAD FRONTAGE OF THE SUBJECT LAND AND ALONG THE REMAINING PART OF WELLINGTON ROAD BETWEEN THE SUBJECT LAND AND THE INTERSECTION OF JACKSONS ROAD

NOTE: CONSTRUCTION AND / OR UPGRADE OF THE FOOTPATH TO BE PROVIDED ALONG JACKSONS ROAD BETWEEN THE INTERSECTION OF WELLINGTON ROAD, AND THE WAVERLEY GARDENS SHOPPING CENTRE



- PRIMARY PEDESTRIAN AND CYCLIST NETWORK. TO BE CONSTRUCTED BY MIRVAC.
- - - SECONDARY PEDESTRIAN AND CYCLIST NETWORK. TO BE CONSTRUCTED BY MIRVAC.

INDICATIVE POLE LOCATION. THE PRECISE LOCATION OF THE POLES HAS NOT YET BEEN DETERMINED. FINAL PLANS ARE SUBJECT TO A DETAILED ENGINEERING STUDY AND THE APPROVAL AND REQUIREMENTS OF THE OWNERS OF THE POWERLINES (SP AusNet)

- PRIMARY VEHICULAR CIRCULATION. TO BE CONSTRUCTED BY MIRVAC.
- SECONDARY VEHICULAR CIRCULATION. TO BE CONSTRUCTED BY MIRVAC.

- B PROPOSED BUS STOP LOCATIONS
- * SPEED REDUCTION DEVICE / ROUND-ABOUT
- ▶ SITES FOR POTENTIAL PAY BBQ / COMMERCIAL FACILITY

- RESIDENTIAL
- ROAD RESERVE
- USES ALLOWABLE IN CDZ
- PUBLIC OPEN SPACE IN TRANSMISSION LINE EASEMENT NOT INCLUDED IN P.O.S. AREA CALCULATION
- PUBLIC OPEN SPACE REFER TO P.O.S. SECTORS AREA & DISTRIBUTION SCHEDULE BELOW
- OPEN WATER BODY REFER TO P.O.S. SECTORS AREA & DISTRIBUTION SCHEDULE BELOW
- A PUBLIC OPEN SPACE SECTOR

GENERAL MIX OF LOT SIZES

< 300m ²	10% - 50%
300m ² < 450m ²	50% - 80%
≥ 450m ²	5% - 20%

Public Open Space Area and Distribution

1 The total Public Open Space must be a minimum of 8.5 hectares including the lake (excluding the oval).
 2 This area must be distributed as listed opposite (other than as modified as outlined in point 3 below). Public Open Space shown on the subdivision masterplan is indicative only of the Public Open Space areas and locations.
 3 Public Open Space distribution can vary between sectors provided the overall distribution remains appropriate to the satisfaction of the Responsible Authority and the total area requirement is not diminished.

PUBLIC OPEN SPACE ¹ SECTOR	PUBLIC OPEN SPACE AREA ² (m ²) RANGE AND SECTOR DISTRIBUTION ³
A	6,000 - 8,000
B	6,000 - 8,000
C	6,000 - 10,000
D	10,000 - 14,000
E	28,000 - 38,000
F	12,000 - 18,000
G	2,000 - 4,000