



KEY DESIGN ELEMENTS



Block subdivision to accommodate approximately 200 new dwellings to meet the 2022/23 Indicative Land Release Program, with up to 20–30 dwellings for the Demonstration Housing project that delivers and tests innovative housing typologies and models to increase housing choice.



Open space block to allow for a local neighbourhood park where people of a range of ages will be able to enjoy themselves.



Retention of existing trees in public open space blocks. These trees are important for wildlife and help reduce urban heat.

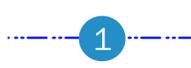


New street to access residential blocks and verge improvements along Aspinnall Street.



A landscaped public access easement between Aspinnall Street and the Federal Highway to provide for an active travel path to be delivered at a future date by the developer of the residential block.

LEGEND

-  1 Watson Section 76 Site Boundary
-  2 Subdivision Boundary
-  3 National Capital Plan Special Requirements 200M from Centreline of Federal Highway- Maximum Building Height of 8.5m Up to Two Storeys
-  4 2.5m Wide Active Travel Path with Landscaped Easement to Be Constructed By Future Developer
-  5 Landscaped New Street with Shared Path. Few Existing Trees to Be Removed as Required for Improvements
-  6 Shared Network as Part of Garden City Cycle Path with Associated Landscape. Few Existing Trees to Be Removed as Required for Verge Improvements
-  7 Priority Shared Path Crossing
-  8 Area Containing Naturally Occurring Heavy Metals to Be Remediated. Few Existing Trees to Be Removed as Required for Improvements.
-  9 Future Driveway Access to Residential Blocks
-  10 Existing Trees to Be Retained
-  11 Indicative Proposed Trees on New Street

