Figure 3: Development Plan

NOTES

Retaining Basins: Retaining basins are required for the detention of stormwater generated within the various drainage catchments. The retaining basins have been sized to control peak flows from the development plan area, back to existing flow rates. Consolidation of retaining basins within drainage reserves and wetland areas has been achieved where possible to respond to topography and maximise land efficiencies.

Drainage Reserves: Drainage reserves have been designed to respond to the topography of the site. The cross section for reserves is minimum 20 metre wide and maximum 75 metres wide, varying to respond to water flow and treatment requirements. The cross section for drainage is based on WQCD principles and includes shallow infiltration and vegetated buffers that can act as passive open space areas. It is proposed that drainage in the south-west corner of the study area will be piped before connecting to the main north-south drainage reserve, in order to minimise impacts on development yield.

Neighbourhood Centre: A small neighbourhood centre of approximately 3,000sqm is proposed to serve daily needs of residents and is located centrally to the walkable catchment of most houses.

Open Space: Passive open space is provided through a network of linear parks along drainage reserves and associated with wetlands; through shared pathways on ‘green streets’ on key local roads; and in the form of pocket parks. Given the immediate proximity to the regional open space at Maryvale Reserve and Northern Reserve, no active open space has been provided within the study area.

Housing Diversity: Opportunities for housing diversity are provided through a mix of lot sizes throughout the development plan area, with the average lot size of 376 sqm. This diversity will provide the opportunity for a range of household types, enhancing the mix of people that will live in the area over time. Larger lots have been provided at the industrial interface to allow for an appropriate buffer to be created.

Native Vegetation: There is a high presence of modified native vegetation in the area in the form of plains grassy woodland and arable scrub. A further assessment of native vegetation will be required prior to the approval of planning permits.