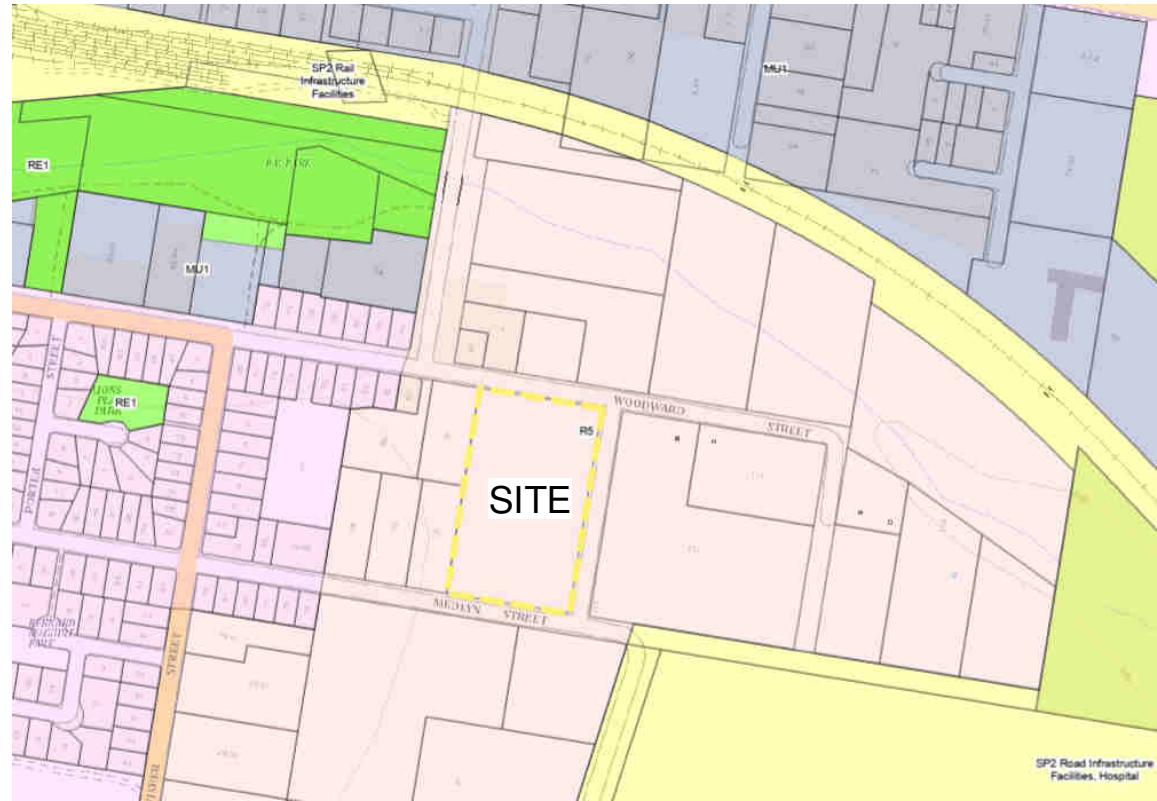


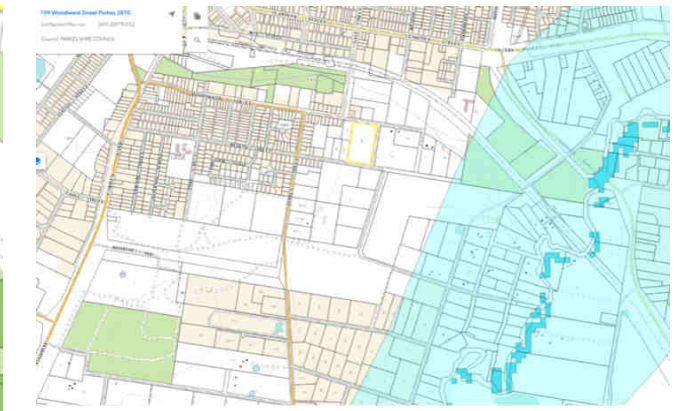
LAND ZONING MAP

- Site currently in Zone R5 Large Lot Residential
- Close to western boundary is Zone R1 General Residential
- Site Identified for future URBAN residential growth in Housing Strategy.
- Suggest rezoning (for compatibility) that Site changed to Zone R1 General Residential.



OTHER MAPPED CONSTRAINTS - SITE IS NOT AFFECTED BY FOLLOWING:

- Less than 4% slope
- Heritage items or conservation areas
- Sensitive biodiversity mapping (nearest on proposed Southern Ring Road)
- Biodiversity Values Map and Threshold tool (nearest Goobang Creek).
- Bushfire prone land
- Likely flood prone land along Goobang Creek >900m away / unnamed creek >150m (with elevation of Site mostly above RL314 - >9m above creek)
- Riparian land & watercourses
- Groundwater vulnerability



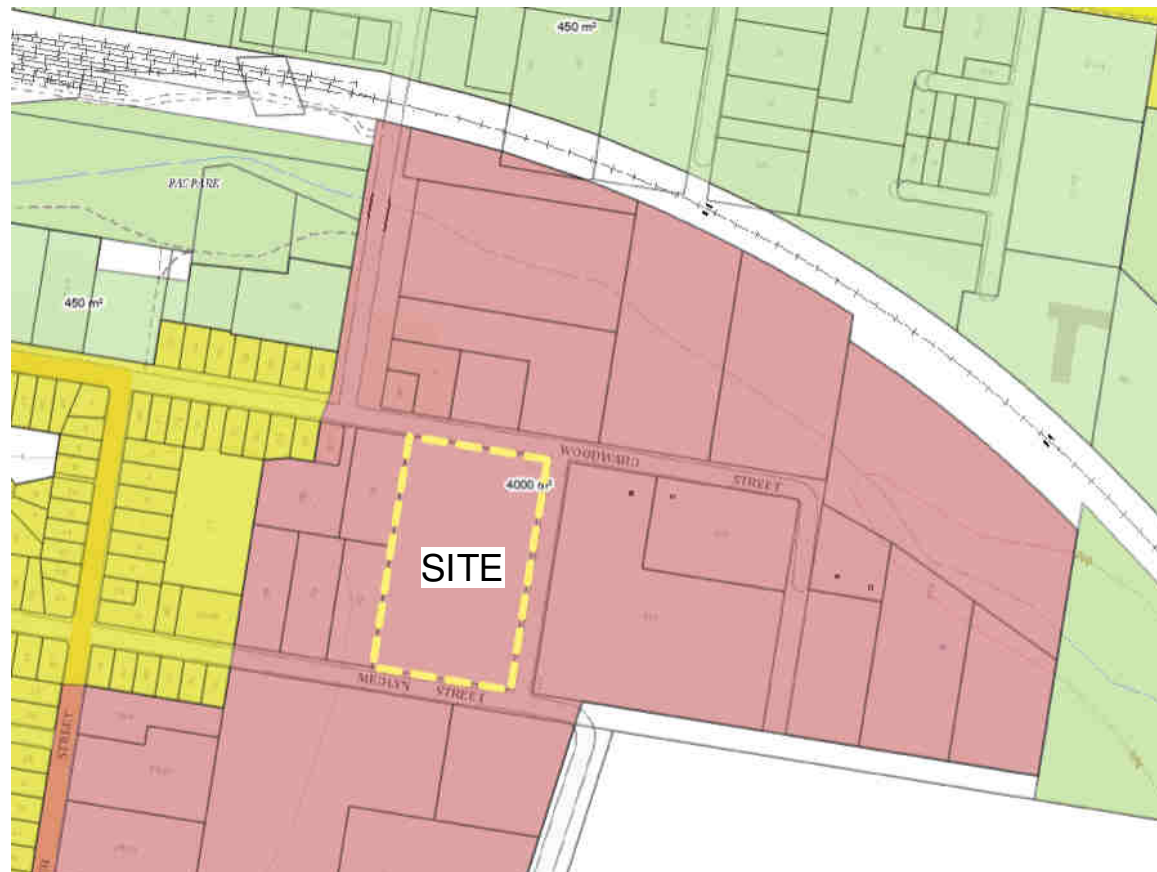
Biodiversity
Biodiversity

Riparian Land and Watercourse Land
Watercourse

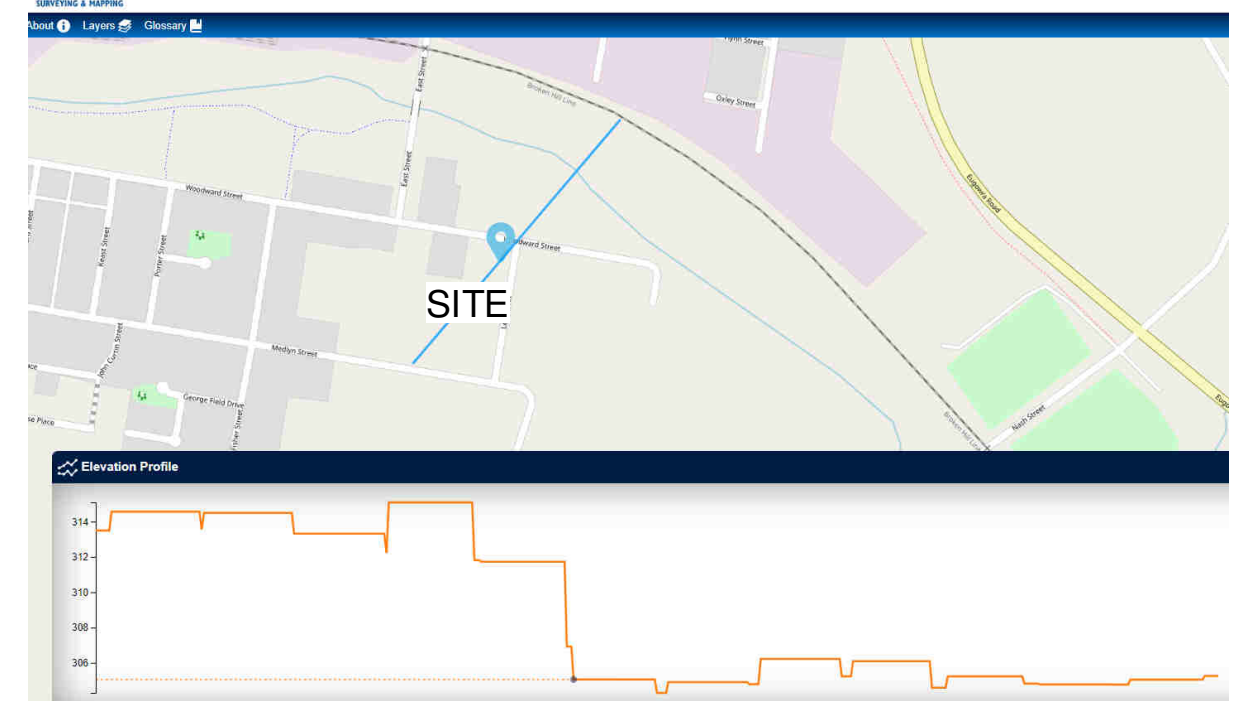
Groundwater Vulnerability Land
Groundwater Vulnerable

LOT SIZE MAP

- Site currently with Minimum Lot Size for Subdivision of 0.4ha (consistent with Zone R5).
- Close to western boundary is MLS of 600sqm.
- Site Identified for future URBAN residential growth in Housing Strategy.
- Suggest rezoning (for compatibility) that Site changed to Lot Size of 600m² (or up to 800m²).



Elvis - Elevation and Depth - Foundation Spatial Data



Minimum Lot Size (sq m)

G	450
M	600
U	1,500
W	4,000
Y	1 ha
Z	4 ha
AF	400 ha

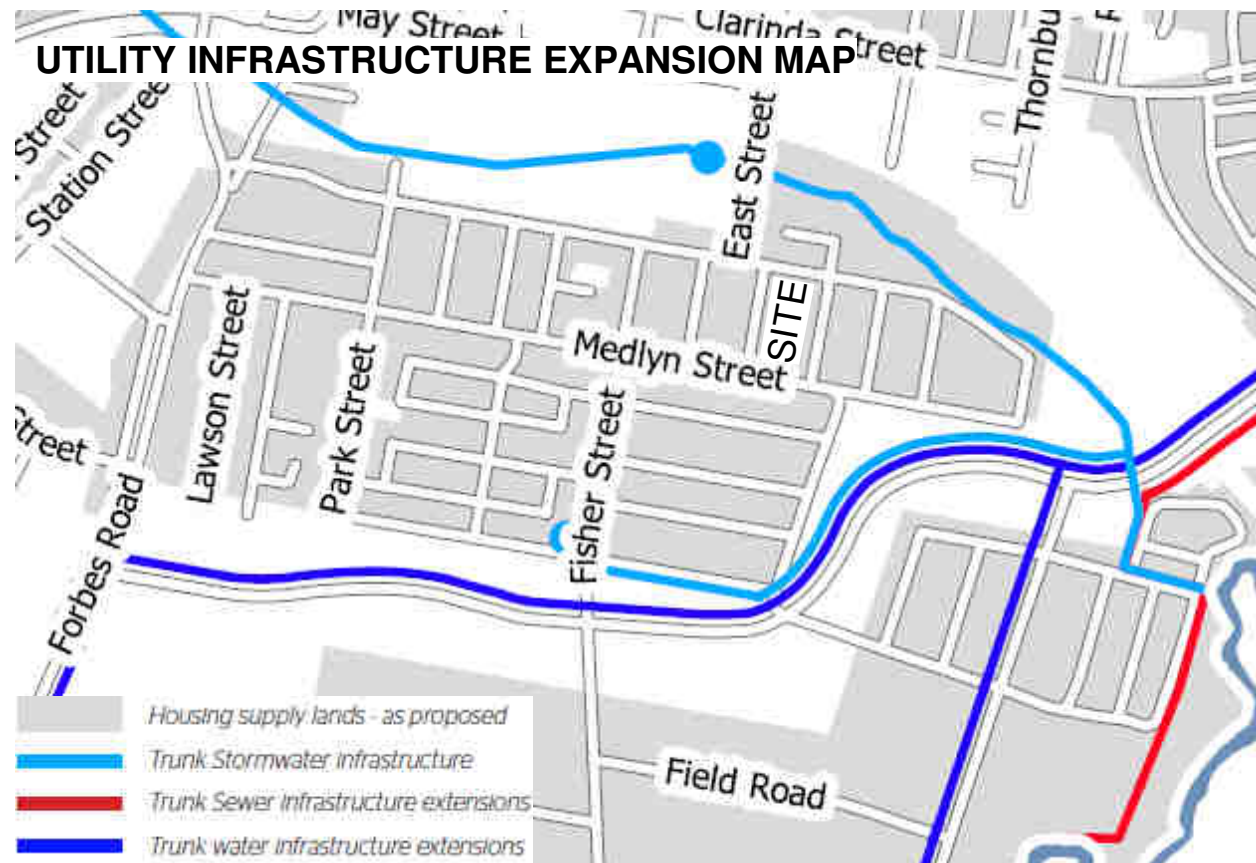
HOUSING STRATEGY

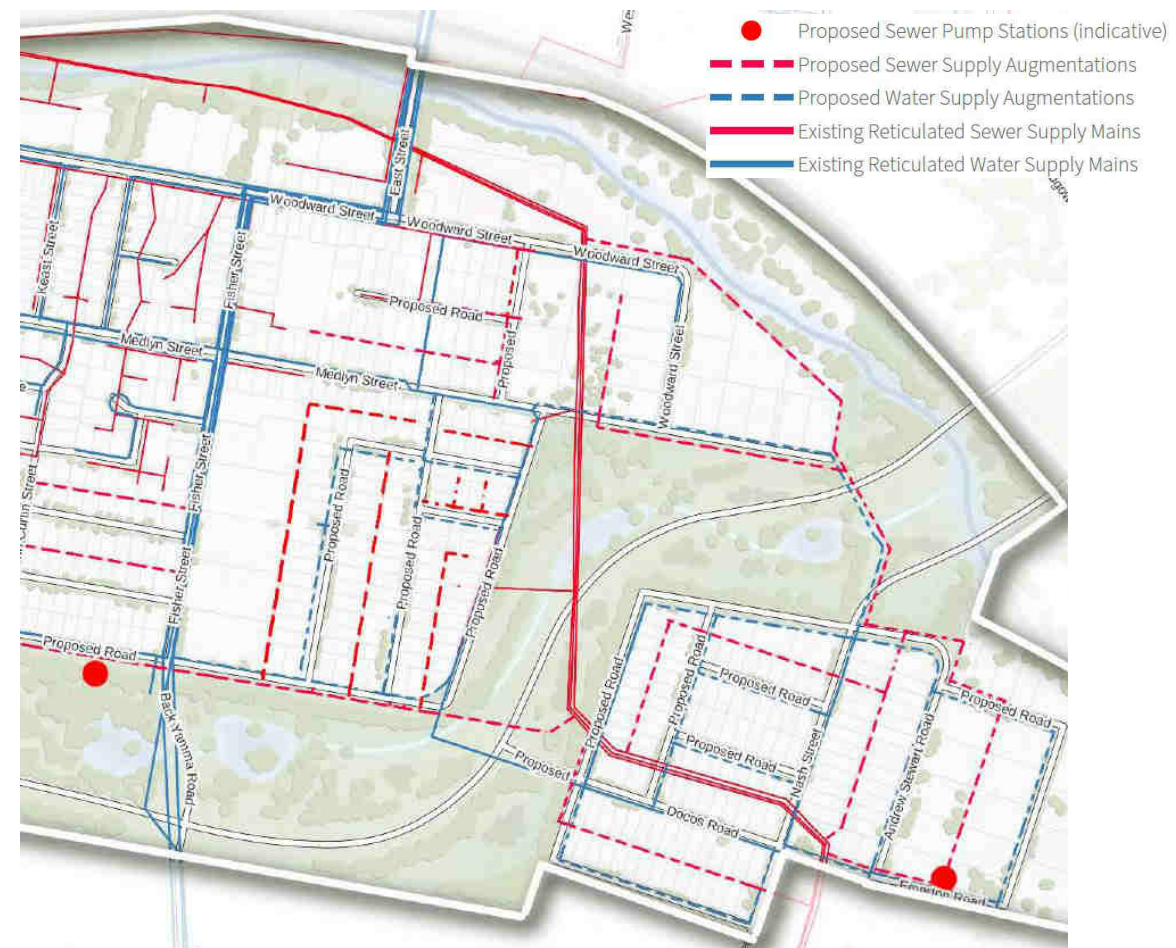
Site identified for Urban Expansion (likely urban residential growth / Zone R1 extension).

Site identified as being of highest priority (No.1) for short-term rezoning.

Site has trunk stormwater infrastructure nearby to north. No on-site detention required.

Site near to proposed new Southern Ring Road (but not likely to be impacted by new road).





SERVICING AVAILABLE (SUBJECT TO CAPACITY)

- Sewer line in Woodward St
- Potable water main in Medlyn St and Woodward St
- Overhead electricity - south side of both Woodward & Medlyn Sts
- Natural gas (Jemena) in Woodward St running up East St
- NBN Fibre-to-the-node services along Woodward St
- Kerb & gutter on Woodward St adjacent site to west (none in Medlyn/Lee St)



Railway line drainage corridor.
Future open space &
stormwater management.

Drainage down Woodward St to railway line
drainage corridor then Goobang Creek.

Low point of Site:
Some groundwater/
salinity issue

Limited trees incl.
Kurrajong, Pine &
boundary Eucalypts

Land appears to
have been
cultivated/disturbed

Lee St regrowth
vegetation since
early 2000s

Dimensions based on Survey (+/- 1%).
Dimensions outside Site approx. only.
Aerial alignment estimate only.
Subject to detailed design &
development approval.



View from Woodward St near front of existing dwelling.



View from Woodward St of existing dwelling with limited Kurrajong, pine & eucalypts.



View from corner of Woodward St & Lee St (low point of Site).



View from Medlyn St looking north with Lee St in background.



View from Woodward St with Lee St to left.



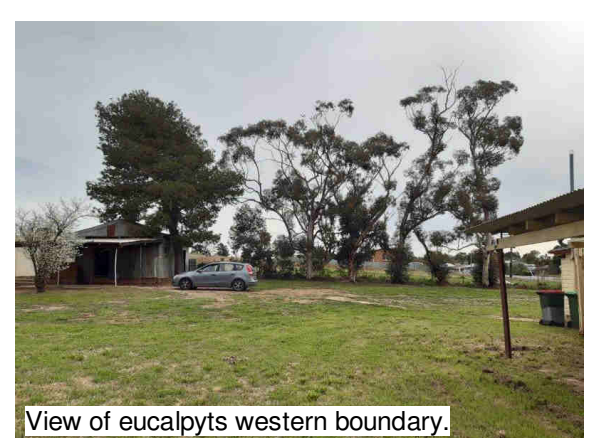
View along western boundary - new housing to right.



View from sheds in rear yard of existing dwelling looking south.



View of Kurrajong trees at rear existing dwelling.



View of eucalypts western boundary.

