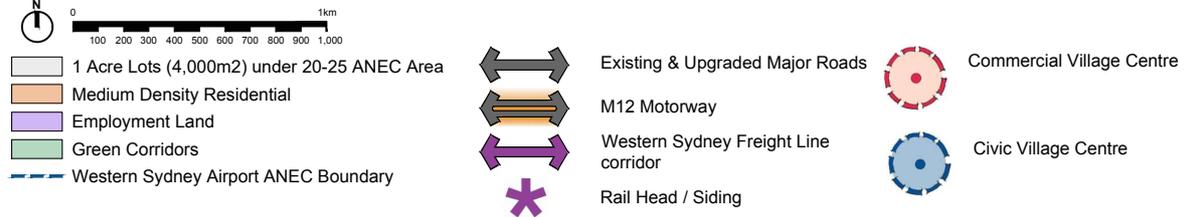


DRAFT STRUCTURE PLAN OPTIONS - OPTION D

ALTERNATIVE ROADS (1 ACRE LOTS - 4,000m2 AND MEDIUM DENSITY HOUSING)

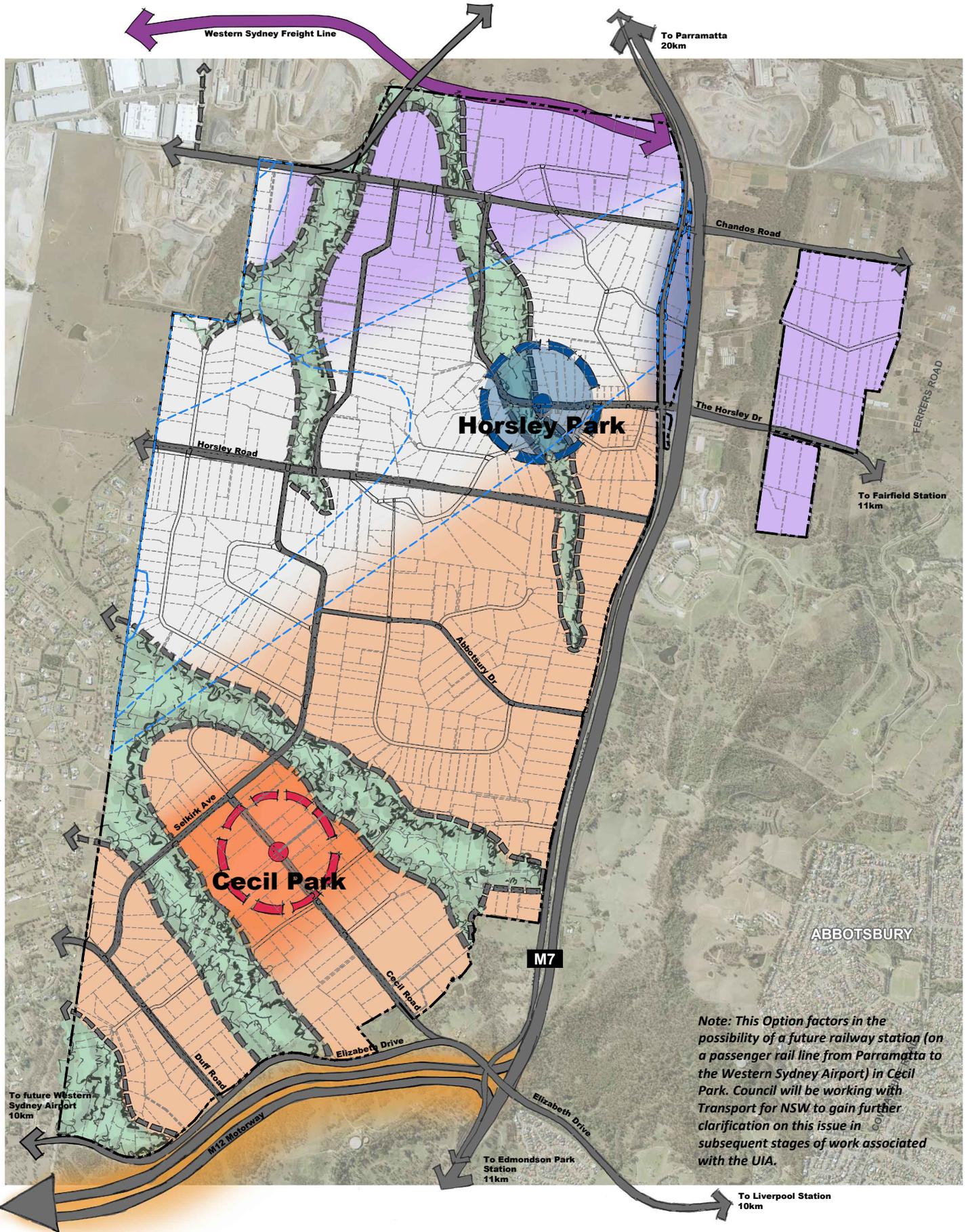


ALTERNATIVE ROADS (1 ACRE LOTS - 4,000m2 AND MEDIUM DENSITY DENSITY HOUSING)

11/12/2018

APPROXIMATE YEILD

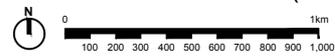
LAND USE	AREA (ha.) (approximate)	% OF LAND (approximate)	DENSITY RANGE (du per ha)		DWELLING UNITS	
			Low	High	Low	High
Low Density: 1 Acre (4,000m2) Lots	412.1	26.2%	0.5	2	348	1,253
Mixed Density Residential	602.1	38.2%	20	27	12,042	16,226
- Low / Medium Density Detached (45% of Area)	270.9	17.2%	15	20	4,064	5,419
- Medium Density (40% of Area)	240.8	15.3%	20	28	4,817	6,743
- Medium / High Density (15% of Area)	90.3	5.7%	35	45	3,161	4,064
Employment	235.8	15.0%	-	-	-	-
Enterprise Corridors	15.7	1.0%	-	-	-	-
Green Corridors	309.9	19.7%	-	-	-	-
TOTAL	1,575.6	100%	8	11	12,248	17,050



Note: This Option factors in the possibility of a future railway station (on a passenger rail line from Parramatta to the Western Sydney Airport) in Cecil Park. Council will be working with Transport for NSW to gain further clarification on this issue in subsequent stages of work associated with the UIA.

DRAFT STRUCTURE PLAN OPTIONS - OPTION E

ALTERNATIVE ROADS (1 ACRE LOTS - 4,000m² AND HIGH DENSITY CECIL PARK (rail station enabled))



- 1 Acre Lots (4,000m²) under 20-25 ANEC
- Area Medium Density Residential
- High Density Residential
- Employment Land
- Green Corridors
- Western Sydney Airport ANEC Boundary
- Existing & Upgraded Major Roads
- M12 Motorway
- Western Sydney Freight Line corridor
- Rail Head / Siding
- Commercial Village Centre
- Civic Village Centre

ALTERNATIVE ROADS (1 ACRE LOTS - 4,000m2 AND HIGH DENSITY CECIL PARK (rail station enabled))

11/12/2018

APPROXIMATE YIELD

LAND USE	AREA (ha.) (approximate)	% OF LAND (approximate)	DENSITY RANGE (du per ha)		DWELLING UNITS	
			Low	High	Low	High
Low Density: 1 Acre (4,000m2) Lots	412.1	26.2%	0.5	2	348	1,253
Mixed Density Residential	539.0	34.2%	20	27	10,779	14,525
- Low / Medium Density Detached (45% of Area)	242.5	15.4%	15	20	3,638	4,851
- Medium Density (40% of Area)	215.6	13.7%	20	28	4,312	6,036
- Medium / High Density (15% of Area)	80.8	5.1%	35	45	2,830	3,638
High Density Residential	63.1	4.0%	75	150	4,734	9,468
Employment	235.8	15.0%	-	-	-	-
Enterprise Corridors	15.7	1.0%	-	-	-	-
Green Corridors	309.9	19.7%	-	-	-	-
TOTAL	1,575.6	100%	10	16	15,719	24,817