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KEY	
	STUDY AREA (6.615HA)
	RESIDENTIAL GROSS AREA (3.0HA) @30 DPH = C.90 Dwellings
	PUBLIC OPEN SPACE (3.615Ha) (INCLUDING RECREATION AREA - 2.1HA)
	NEWTON LEYS DEVELOPMENT
	EXISTING VEGETATION
	STRUCTURAL LANDSCAPING / BUFFER PLANTING
	INDICATIVE LOCATION OF ATTENUATION
	INDICATIVE LOCATION OF FOOTBALL PITCH (100M x 60M)
	INDICATIVE LOCATION OF COMMUNITY FACILITY
	EXISTING CONTOURS
	FLOOD ZONE LEVEL 2/3
	POTENTIAL VEHICULAR ACCESS POINT
	POTENTIAL PEDESTRIAN / CYCLE CONNECTIONS
	EXISTING PUBLIC RIGHT OF WAY
	EXISTING FOOTPATHS
	EXISTING FOOT / CYCLEWAYS
	BUS STOP (PROPOSED AS PART OF NEWTON LEYS DEVELOPMENT)

LAND ADJACENT TO NEWTON LEYS SOUTH - CONCEPT MASTERPLAN

