



- DESIGN CONCEPTS:
1. PRIMARY ROAD REALIGNED TO MEET SALES CENTRE. ROAD RESERVE WIDTH DESIGN BASED ON PROJECTED TRAFFIC VOLUME AND LIVEABLE NEIGHBOURHOOD.
  2. POS 3 LOCATED AT THE END OF PRIMARY ROAD SIGHT LINE.
  3. SALES CENTRE LOCATED ADJACENT TO POS 2. VERSATILE BUILDING TO DOUBLE AS CAFE / COMMUNITY HUB.
  4. REAR-LOADED SMALL LOTS ARE LOCATED NEARBY SALES CENTRE AND NEIGHBOURHOOD ACTIVITY CENTRE.
  5. LOTS BACKING ONTO POS 2 TO ALLOW FOR DIRECT PEDESTRIAN ACCESS.
  6. 13M ROAD IS LOCATED ADJACENT TO POS 1 TO PROVIDE SEPARATION FROM BUSHFIRE ZONE.
  7. MAXIMISE EW LOT ORIENTATIONS.
  8. ROAD CALMING FEATURES.
  9. POS LOCATED AT THE END OF ROADS TO CREATE VIEW CORRIDOR.
  10. RETENTION OF EXISTING SHED AND SURROUNDING TREES IN POS.

	Net Area (ha)	
Site	20.2	100
Residential	9.9	49
POS	3.3	16
Remaining	7	35

	Area (m²)
Avg. Lot Size	298

	Cell															Lot Type Total	%	Target	Diff %
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
7.5 x 20						14									11	25	8	5	2
10 x 20		4	2	2	2		4			3	4				4	25	8	8	-1
12.5 x 20		6	3	4	4			4	1	5	6					33	10	11	-1
14 x 20		7	6	5	5				6	3	7			3		42	13	14	-1
7.5 x 28						20									12	32	10	8	2
10 x 28		3	2	2	2		4			3	4	12	4		3	39	12	14	-2
12.5 x 28	5	6	3	4	4		11		1	5	6	12	7			64	19	19	0
14 x 28	11	6	5	5	5		1	2	5	3	7	12	7	3		72	22	22	0
Cell Total	16	32	21	22	22	34	16	10	13	22	34	36	18	6	30	332	100	100	

BAU+ STAGE 1 CELL STRUCTURE PLAN

TREENDALE EAST

A TAYCOT DEVELOPMENT PROJECT

20/09/2024