

**Proposed Modified Concept Plan**



**CONCEPT PLAN MAP**

- Concept Plan Boundary
- Rural Landscape
- Urban Landscape
- High Retention Value Vegetation\*
- Moderate Retention Value Vegetation\*
- Cockatoo Habitat Trees\*
- Crystal Brook Alignment
- Major Service Easements
- LPS3 AMD 57 Area
- Existing Public Road

This map is an indicative concept plan only and has no statutory weight. Any development will be required to follow normal statutory planning processes supported by relevant technical investigations and community consultation.

\*Data from Wattle Grove South Ecological Surveys (AECOM, 2020) which surveyed 94 of approximately 262 properties, where access permission was granted by the landowner. It is possible that properties that were not surveyed also have environmental values. Some assumptions were made when identifying areas of medium and high retention value vegetation on properties which were not physically surveyed.

