
















**Legend**

-  Structure Plan Boundary
-  Existing Cadastre
-  New Main Connecting Road
-  New Local Street (Future Main Connecting Road)
-  New Structuring Road
-  Development Area <sup>2</sup>
-  Primary School
-  New Public Open Space
-  Existing Parks and Recreation Reserve (MRS)
-  New Environmental Conservation Reserve
-  Drainage Storage Area <sup>1</sup>
-  Closed Road Reserve
-  Proposed Roundabout
-  1 in 100 Year Flood Plain
-  Area of Crown Reserve (Roads and Bridal Trails) Deducted from the Development Cell Area (Refer Area<sup>4</sup>)

<sup>1</sup> All drainage areas are subject to further detailed investigations with locations and configurations to be confirmed in Urban Water Management Plans (UWMPs)

<sup>2</sup> Applications for subdivision or development at the higher end of the density band shall be assessed against a range of criteria. Refer Part One, Section 4.2 of the Local Structure Plan.

Cell Number	Area (ha) <sup>3</sup>	Area (ha) <sup>4</sup>
1	2.3413	2.3413
2	1.8785	1.8291
3	10.9045	10.2256
4	7.3950	7.3527
5	10.8625	10.6721
6	7.8906	7.8906
7	7.6094	7.4613
8	12.6174	11.8766
<b>Total</b>	<b>61.4992</b>	<b>59.6493</b>

<sup>3</sup> Figure is the gross cell area.

<sup>4</sup> Figure is the gross cell area, excluding existing crown reserves (roads and bridal paths) (see Legend).



# Plan 2: Development Plan

## High Wycombe South Residential Precinct

