NOTES

1. Retention of trees within Cell 5 is subject to detailed investigations and design as part of subdivision processes.
2. Residential densities to be allocated via an R-Code Plan to be lodged with subdivision applications.
3. Local road layout outside of the Subdivision Boundary is indicative only and subject to detailed design as part of future subdivision processes.
4. The Cell 5 Density Plan has been prepared to support the subdivision application for Lots 85-89. The Cell Density Plan is indicative only for other lots within Cell 5 and is subject to change as part of future subdivision applications.

LEGEND

- CELL 5 BOUNDARY
- SUBDIVISION BOUNDARY
- REQUIRED STEWART ROAD WIDENING (24.4m as per LSP)
- RESIDENTIAL R30-60
- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R60
- LOCAL PUBLIC OPEN SPACE (PROPOSED)
- LOCAL OPEN SPACE (EXISTING)
- EXISTING BRIDLE TRAIL
- EXISTING PARKS AND RECREATION RESERVE
- BUSH FOREVER (AS PER MRS)
- D REQUIRED DRAINAGE STORAGE AREA
- NEIGHBOURHOOD CONNECTOR
- PROPOSED LOCAL STREET
- INDICATIVE LOCAL STREET
- PROPOSED ROUNDABOUT
- INDICATIVE TREE RETENTION
- INDICATIVE EARTHWORK LEVELS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
04-Jun-2025	597-25

URPS

HW LAND ESTATE PTY LTD
HIGH WYCOMBE SOUTH RESIDENTIAL PRECINCT
HIGH WYCOMBE

NORTH

0 25 50 75m

CELL 5 DENSITY PLAN	DWG. REF.	-	5-001
12/03/2025	REVISION	-	
1:2500 @ A3	URPS REF.	-	24PER-0053