

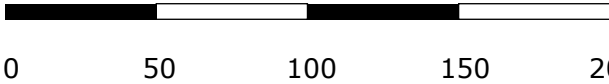
LEGEND		LOTS	YIELD
RESIDENTIAL R1 ZONE AREA- LOTS			
	RESIDENTIAL >450M2	113	113
	RESIDENTIAL >600M2	78	78
	RESIDENTIAL >800M2 DUPLEX	15	30
		206	221

RESIDENTIAL R3 ZONE AREA- LOTS			
	RESIDENTIAL >350M2	51	51
	RESIDENTIAL >600M2 DUPLEX	22	44
	RESIDENTIAL MULTI DWELLING	01	38
		74	133

TOTAL	280	354
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OTHER	
	PUBLIC OPEN SPACE-PARK- MIN 9264M2
	COMMERCIAL- 2194 M2 APPROX
	CHILD CARE- 3391M2 APPROX
	BALANCE LOT- 56300 M2 APPROX (Yellow shade)
	LANDSCAPE BUFFER
	BIO RETENTION BASIN AREA
BOUNDARY	
	EXISTING R3 ZONING BOUNDARY LOCATION
	PROPOSED R3 ZONING BOUNDARY LOCATION
	the village @James Creek

R3 ZONE AREA
EXISTING APPROX 61000M2
(NOTIONAL)



PLAN- UPDATED CONCEPT MASTER PLAN- the village @ James creek
SCALE- 1:2500 AT A3

rust
architecture
design

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JOB NUMBER:
AMENDMENT: Issue G 14 MAY 24

CLIENT: MPD INVESTMENTS PTY LTD
PROJECT: The village @ James creek
TITLE: CONCEPT MASTER PLAN

DATE: OCT 23
SCALE: 1:2500
ISSUE: G
DRAWING NO: 7

