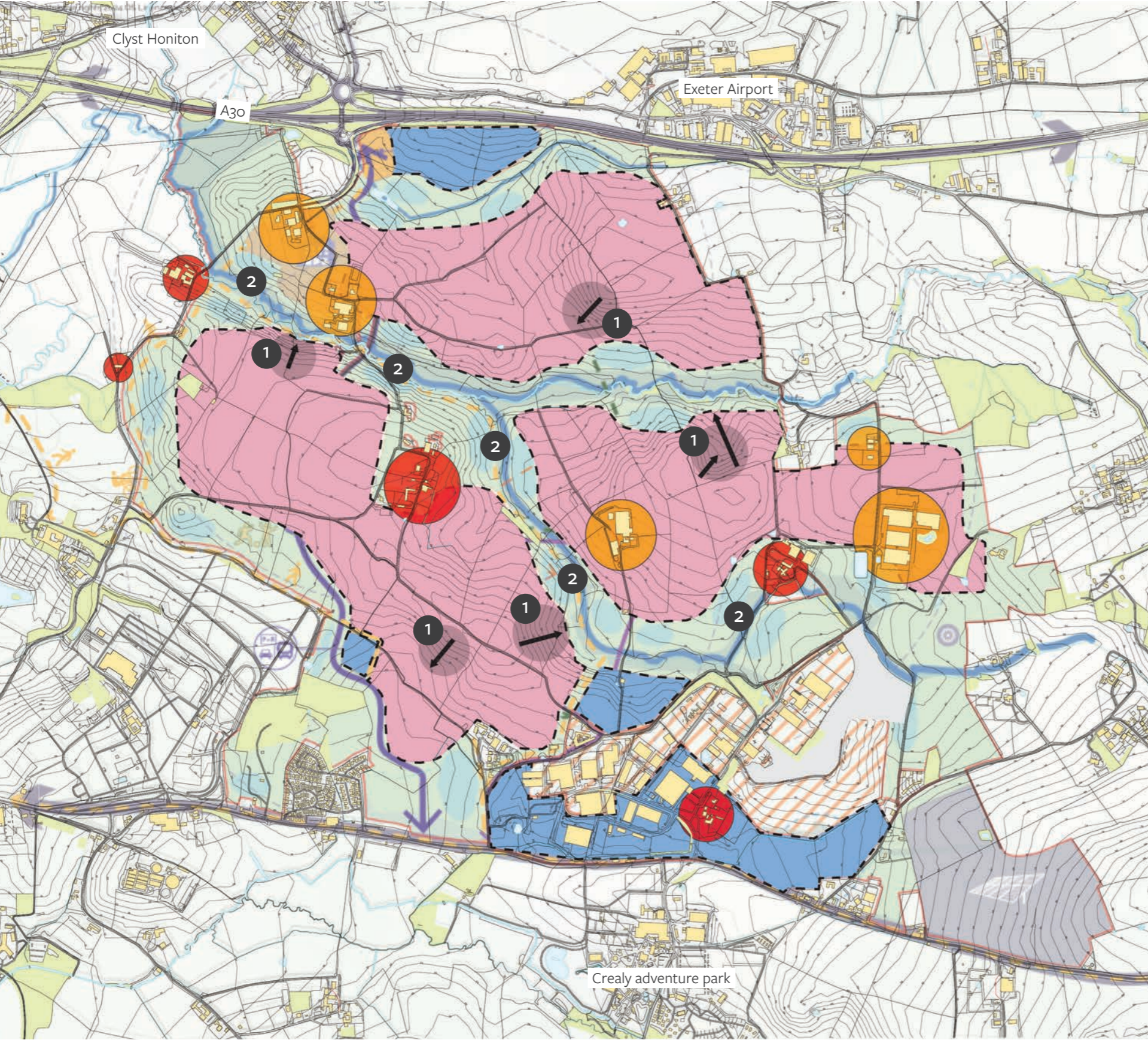


High level constraint and capacity check



Key

Suggested achievable residential development based on concept masterplan- 180ha
8000 units = 44 dph (atleast)

An average density of 44 dph seems high, and would typically take the form of terracing and apartment units - questions on whether this aligns with market demand.

Suggested achievable employment based on concept layout - 39ha

Inconsistency in information - looks as though there is already existing development within the area suggested for proposed employment, and no development shown in areas of existing development.

Area of existing development and buildings contained within the residential zones - are these being kept or removed as part of the proposals?

Historically important/Listed buildings located within or within close proximity to proposal areas

1 Steep sloping areas within the current residential zones - gradients ranging from 1:6 - 1:9

2 Attenuation and drainage proposals suggested as part of the concept masterplan looks to be located in flood zones, and steep slopes - creating drainage solutions that would potentially be infeasible

