



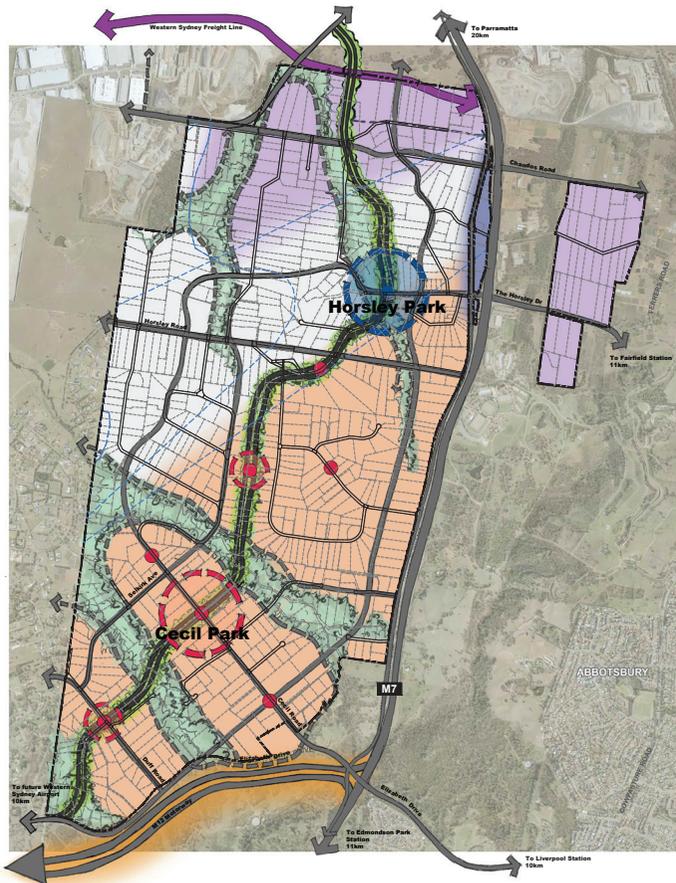
## OPTION A – BOULEVARD (Medium Density)

### BENEFITS

- The boulevard could be constructed in phases
- The boulevard road reserve can become a utility spine
- Facilitates short and long term public transport modes
- Focuses density on infrastructure
- Limited dwellings in ANEC and adjacent freight line
- Can facilitate a higher residential capacity
- Refrains from higher densities along some ridge lines
- Promotes agribusiness, retention of market gardens and rural character
- Enterprise corridor related to employment & Horsley Park

### ISSUES

- Requires more infrastructure and land acquisition
- Catchment for Horsley Park is minimal
- Results in estimated 65% as multi-dwelling residential



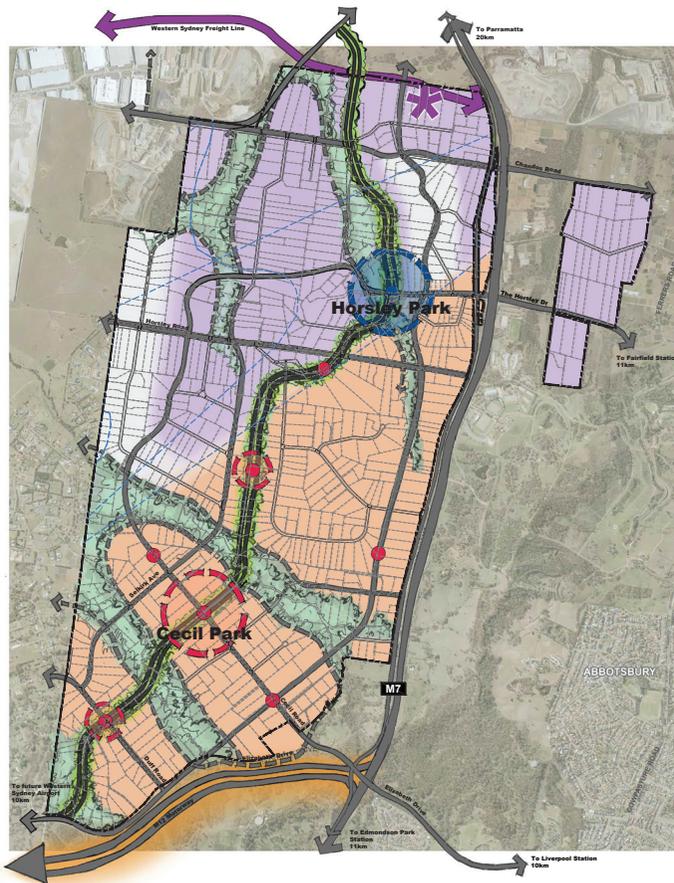
## OPTION B – BOULEVARD (Medium Density, Employment Plus)

### BENEFITS

- The boulevard could be constructed in phases
- The boulevard road reserve can become a utility spine
- Facilitates short and long term public transport modes
- Focuses density on infrastructure
- Limited dwellings in ANEC and adjacent freight line
- Can facilitate a higher residential capacity
- Refrains from higher densities along some ridge lines

### ISSUES

- Requires more infrastructure and land acquisition
- Retains minimal market gardens and agribusiness
- Catchment for Horsley Park is minimal
- Results in estimated 65% as multi-dwelling residential



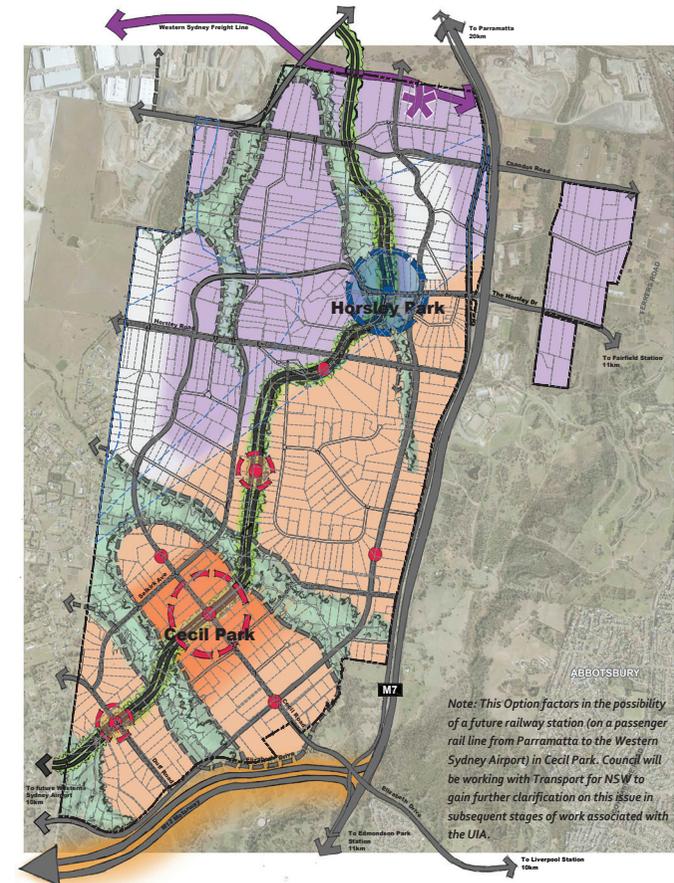
## OPTION C – RAIL STATION ENABLED (High density Cecil Park, Employment Plus)

### BENEFITS

- The boulevard could be constructed in phases
- The boulevard road reserve can become a utility spine
- Facilitates short and long term public transport modes
- Focuses density on infrastructure
- Limited dwellings in ANEC and adjacent freight line
- Can facilitate a higher residential capacity
- Density supports potential Airport to Parramatta rail

### ISSUES

- Requires more infrastructure and land acquisition
- Retains minimal market gardens and agribusiness
- Results in estimated 78% as multi-dwelling residential



Low Density Estate Homes and Agribusiness
  Medium Density Residential
  High Density Residential
  Green Corridors
  Enterprise Corridor
  Employment Land

ANEC - The Australian Noise Exposure Concept takes into account the anticipated number of movements, types of aircraft, and flight paths including the height of aircraft for arrivals and departures.