

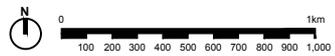
*Note: Employment lands (north of Burley Rd) deferred until further consultation undertaken on routes of the Western Sydney Freight Line and Regional Rd extension*

*Note: Horsley Park Village - Horsley Reserve to be retained as community open space*

*Note: A Master Plan is to be prepared for a new centre in Cecil Park should it be identified by the State Government as the location of a future railway station.*

### DRAFT PREFERRED STRUCTURE PLAN OPTION

LOW DENSITY RESIDENTIAL (half hectare/1 acre) AND SMALL LOT SINGLE DWELLING HOUSING (rail station enabled)



- Low Density: Agribusiness and Estate Homes (1 acre)
- Small Lot Single Dwelling Housing
- Employment Land
- Rural Landscape
- Environmental Living and Vegetation Corridors (1 acre)
- Enterprise Corridor
- Major Roads
- Potential Road Extension
- M12 Motorway
- Western Sydney Freight Line corridor
- Commercial Village Centre
- Civic Village Centre
- Western Sydney Airport ANEC Boundary

**Low Density Residential** (Half hectare/1 acre) and **Small Lot Single Dwelling Housing** (Rail station enabled)

12/04/2019

## APPROXIMATE YIELD

LAND USE	AREA (ha.) (approximate)	% OF LAND (approximate)	DENSITY RANGE (du per ha)		DWELLING UNITS	
			Low	High	Low	High
<b>Low Density:</b> Agricultural and Estate Homes	520.8	33.1%	0.5	2	260	1,042
<b>Small lot single dwelling housing</b>	690.1	43.8%	20	27	13,801	18,597
Minimum approx lot size: - 500m2 (45% of area)	310.5	19.7%	15	20	4,658	6,210
Minimum approx lot size: - 360m2 (40% of area)	276.0	17.5%	20	28	5,520	7,729
Minimum approx lot size: - 220m2 (15% of area)	103.5	6.6%	35	45	3,623	4,658
<b>Employment</b>	174.0	11.0%	-	-	-	-
<b>Enterprise Corridor</b>	15.7	1.0%	-	-	-	-
<b>Environmental Living &amp; Vegetation Corridors</b>	180.3	11.4%	0.5	2	90	361
<b>TOTAL</b>	<b>1,575.6</b>	<b>100%</b>	<b>9</b>	<b>12</b>	<b>14,152</b>	<b>20,000</b>