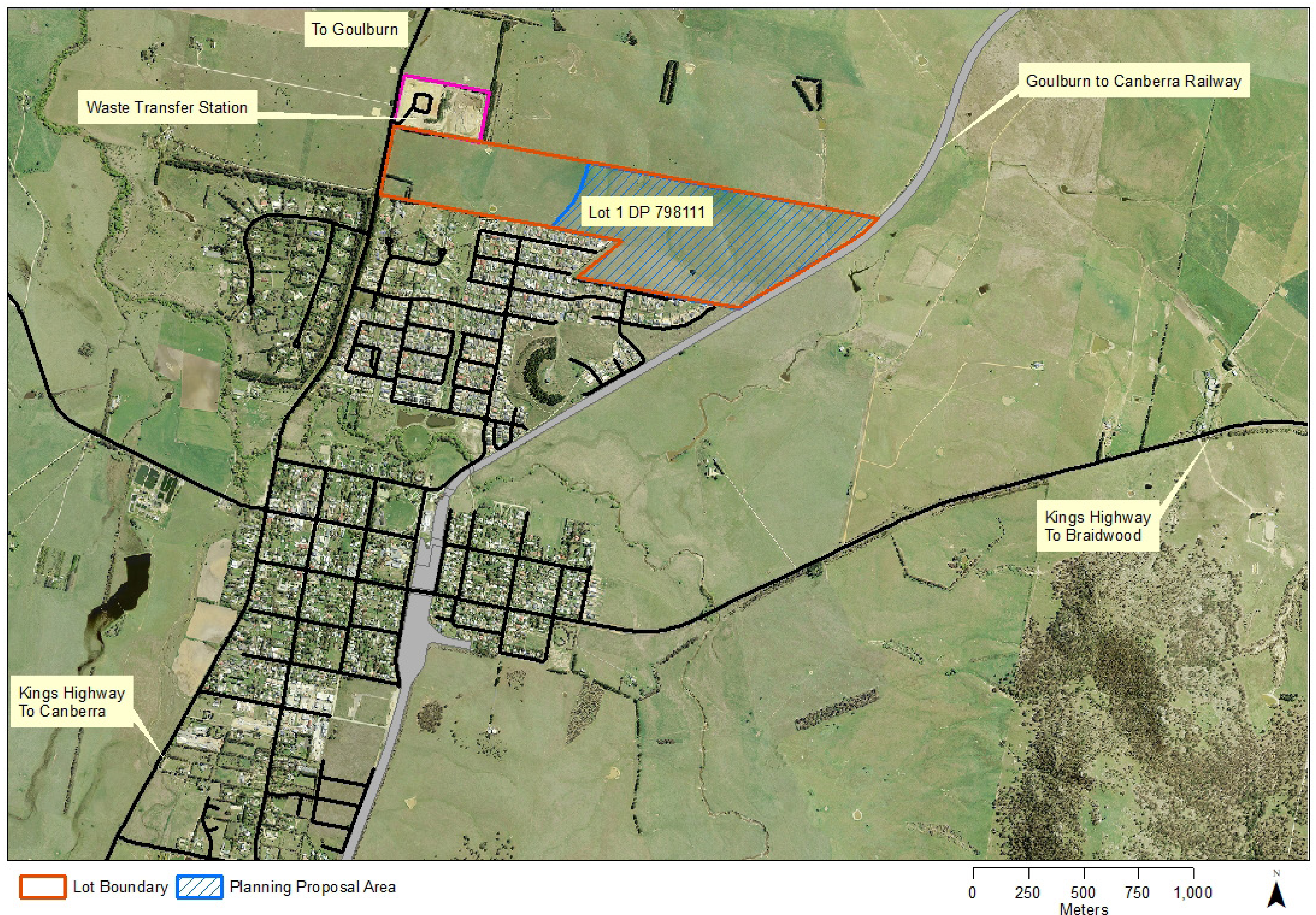




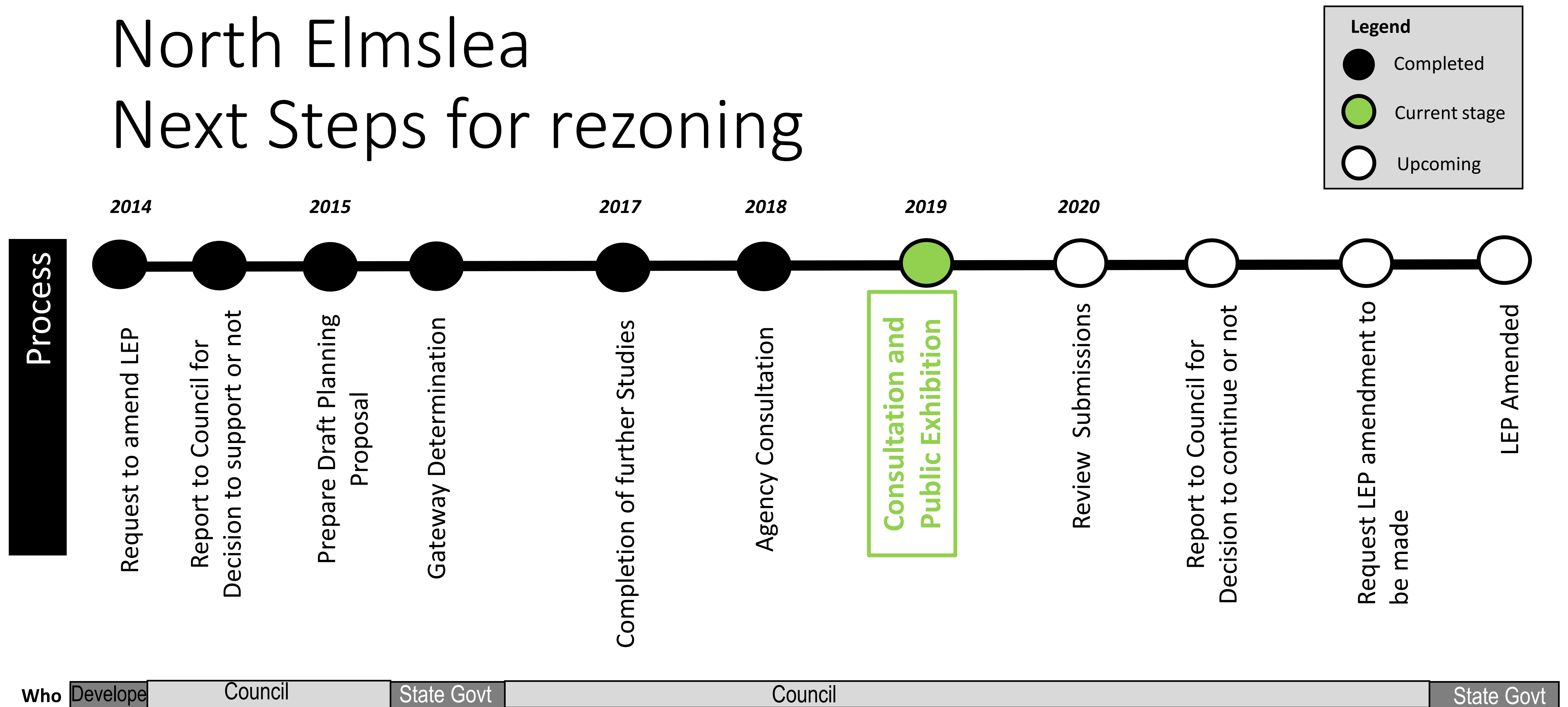
About the North Elmslea Planning Proposal

- Included in Bungendore Landuse Strategy and Structure Plan in 2010.
- Total number of lots to be determined, but based on minimum lot size, approx 309 lots.
- First greenfield development since Elmslea completed in 2008.
- Proposed minimum lot size of 850m².
- Community feedback to be presented to councillors for consideration in early 2020.

Future Bungendore growth

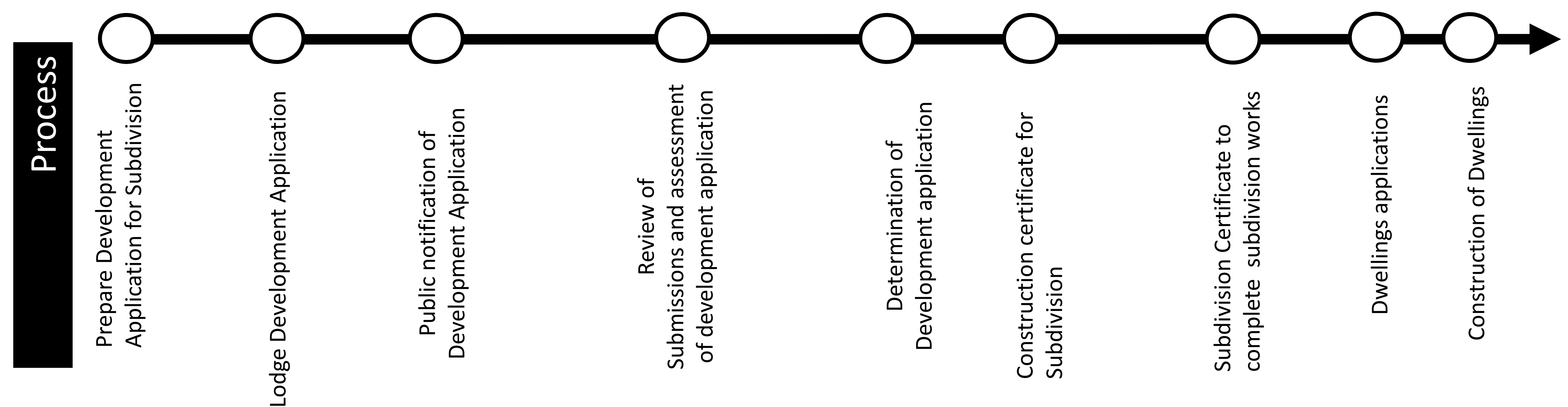
- Growth since 2008 generally infill development.
- Draft Bungendore Structure Plan to be considered by Council on 18 December.
- Structure Plan has a 30-year horizon and considers areas for potential development.
- All potential development areas would be required to go through Planning Proposal process.

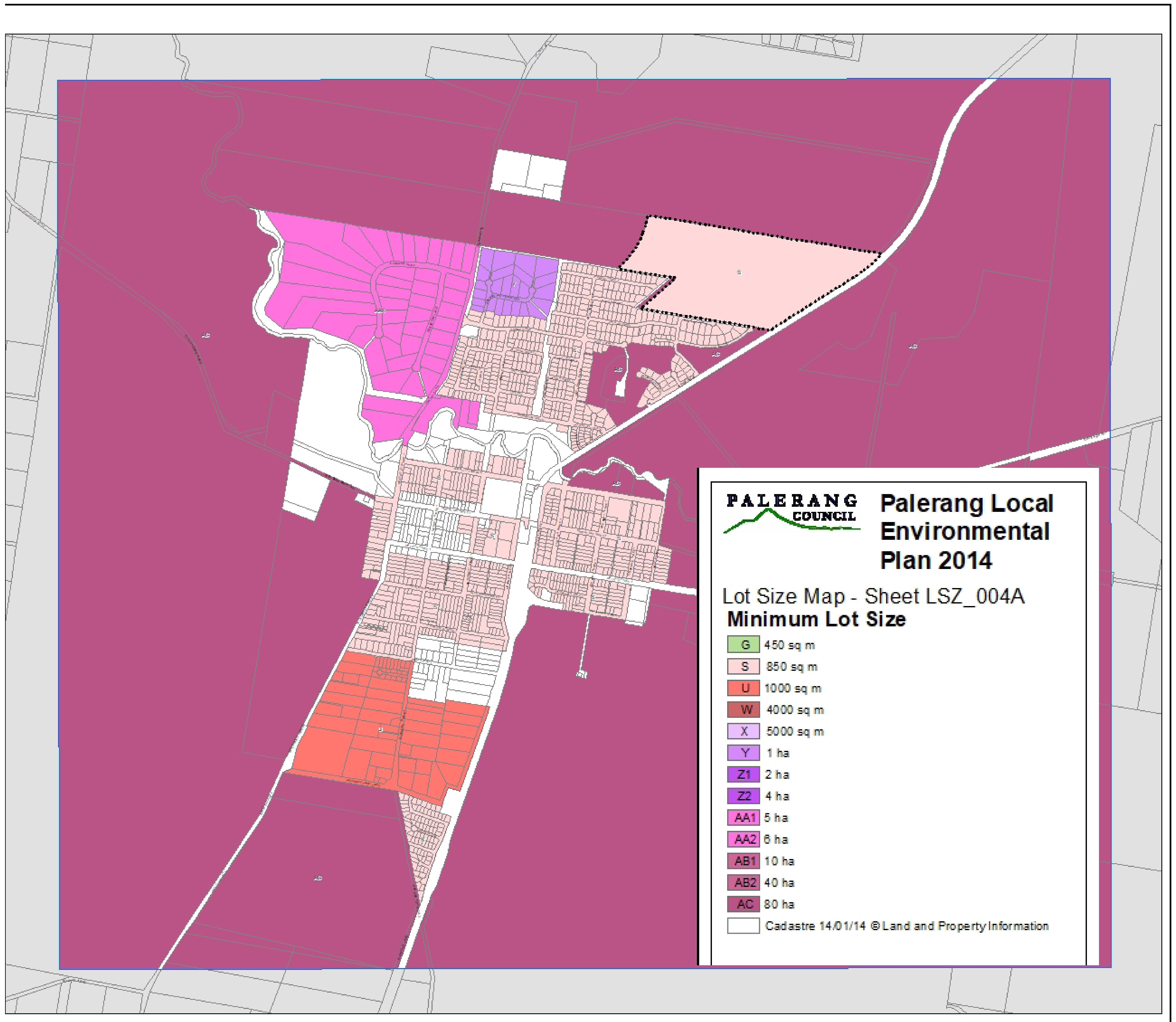
North Elmslea Next Steps for rezoning



After rezoning

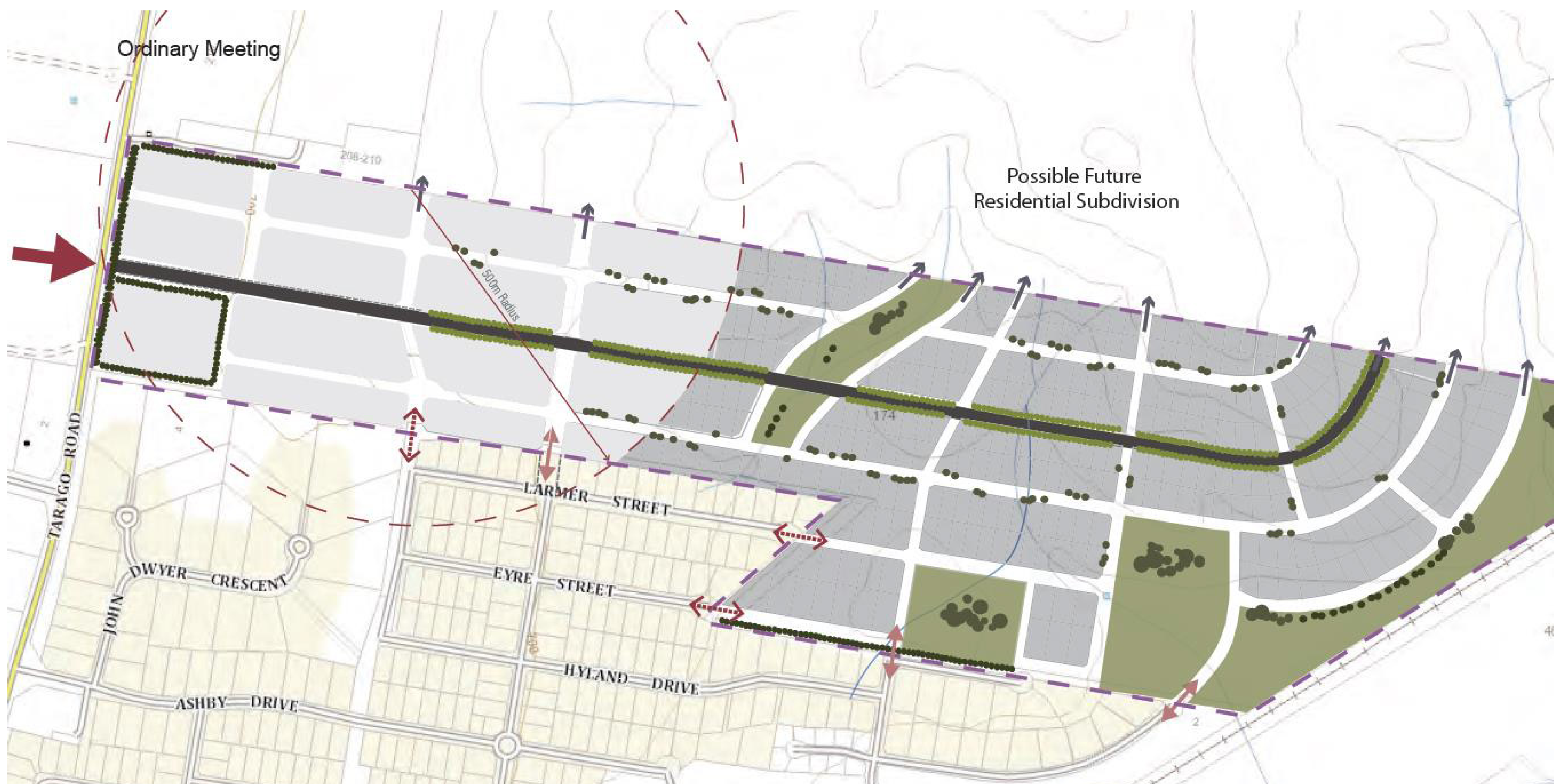
Process for subdivision





Minimum lot size

- Proposed minimum lot size is 850m².
- Consistent with nearby developments.
- Council may reconsider minimum lot size in progressing Planning Proposal.
- With minimum lot size of 850m², approximately 309 lots.
- Buffer zone around Waste Transfer Station is 500m and may be reduced to 250m in the future.

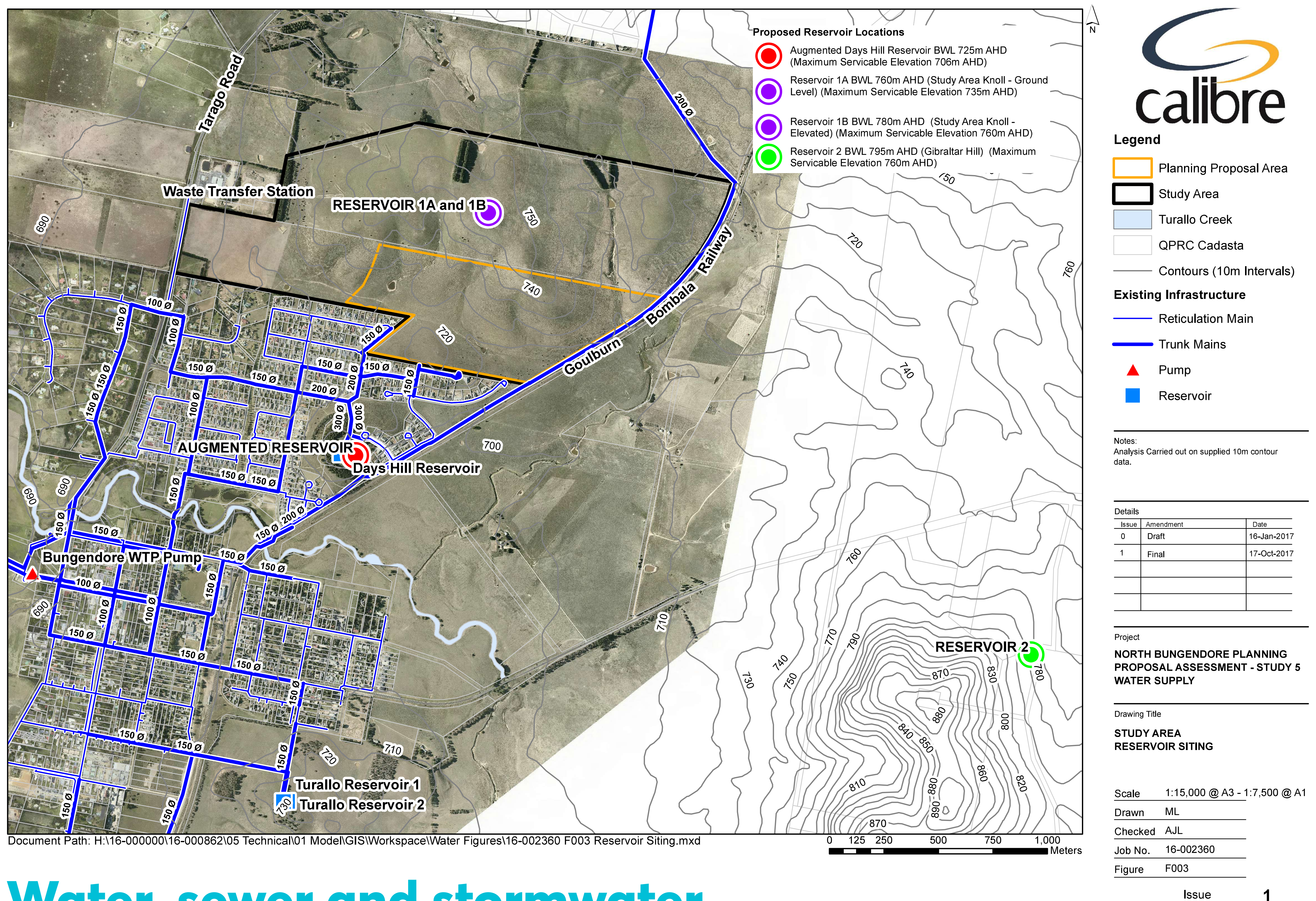


The Figure above indicates the layout of the proposed development and the proposed connection locations with the existing road network from the North Elmslea Planning Proposal. QPRC does not support this layout at this stage, and should the Planning Proposal proceed, a new subdivision layout may need to be prepared to take into account the various Planning Proposal studies.

Source: P8 of NORTH BUNGENDORE PLANNING PROPOSAL – TRAFFIC IMPACT ASSESSMENT

Traffic and transport

- Main access via roundabout on Tarago Road (MR268). Roundabout designed for minimum 80km/h. All other proposed roundabouts within the subdivision designed for 50km/h.
- Roundabout design will consider the access of heavy combination (HC) vehicles.
- Internal road layout to provide for smooth traffic circulation at all roundabouts and intersections for proposed bus routes or large service roads to ensure that tracking into opposite lanes does not occur.
- Traffic calming devices to be used to discourage "rat runs" and encourage traffic flows on to the sub-arterial road.
- The applicant will consult with Q-City Transit and Bungendore Bus & Coaches regarding public transport routes and bus stop locations. The minimum service radius for a bus stop is 400m if providers include development on its bus routes.
- Detailed design of the road layout and location of traffic calming measures will be considered during the development application process. Submissions on the road design/traffic calming measures may be made during the public exhibition of the draft subdivision layout.



Water, sewer and stormwater

- Approval received to access additional 902 megalitre of water from bores. This is in addition to the already approved access of approximately 500 megalitres
- Based on 309 lots, North Elmslea would use approximately 80ML per year
- We already have access to two additional production bores and it is estimated that they are capable of delivering 635ML per year
- All new dwellings will be required to have water tanks installed and meeting NSW Building Sustainability Index (BASIX)
- Development will require construction of new water and sewer mains, water reservoir, sewer pump stations, stormwater system and associated infrastructure
- Construction of required infrastructure is covered by developer via relevant Contribution and Development Servicing Plans

