

PROPOSAL SUMMARY

Land: Old Peterborough Road, Peterborough
Title identification: Lot 1 PS915697E

PROPOSAL ATTRIBUTES

- The proposal is the last available growth area in Peterborough
- Multi lot subdivision (57 additional lots) for future residential purposes
- The subdivision is proposed as a staged subdivision, with 4 stages
- New public road network with only 1 road intersection from Old Peterborough Road
- Two new public reserves
- Two new pedestrian link reserves

AMENITY ELEMENTS

- Provide a sense of small neighbourhoods in cul-de-sac/court bowl roads
- High quality pedestrian connections to other parts of the township in public reserve area, footpaths and pedestrian connection reserves
- All the linked public reserves complete the Council and the communities preferred vision for walkability and the creation of natural value corridors throughout the residential area of Peterborough
- All lots are capable of achieving the design objectives from the Peterborough Design Guidelines
- The larger than average lots also ensure that ample flexibility is also afforded for:
 - The construction of additional outbuildings as well as dwellings on each lot; and
 - The construction of volume built designed dwellings as well as custom design residential development is possible

ROADS & PEDESTRIAN CONNECTIONS

- All lots have a direct frontage and will gain access from the new internal road network, except for Lots 1, 2 & 50, which will gain access directly to Old Peterborough Road
- The new road network will include new footpaths that also link to existing footpaths and other recreation reserves
- The road formation will also contain native street trees, asphalted road seal with roll-over kerbs similar to Antares Estate or Callaway Court
- There is minor vegetation removal necessary to construct of a shared driveway for Lots 1 & 2
- The minor vegetation loss at this location is suitably mitigated by the substantial increase in reserve areas that is proposed
- There is no other native vegetation removal proposed
- The layout of the subdivision has been primarily modelled to provide gravity stormwater services to each lot to store, filter and where necessary dispose of stormwater for all required types of storm events to avoid localised inundation
- The subdivision layout has minimised road intersections/individual driveways with the Old Peterborough Road and therefore maximised the retention of native vegetation along the roadside



Figure 1 - Subdivision Plan - showing lot layout, concept street trees, reserve areas with pedestrian connections



Figure 2 - Visualisation Plan - view from east - Features on this plan are indicative only for the purpose of visualisation of the development