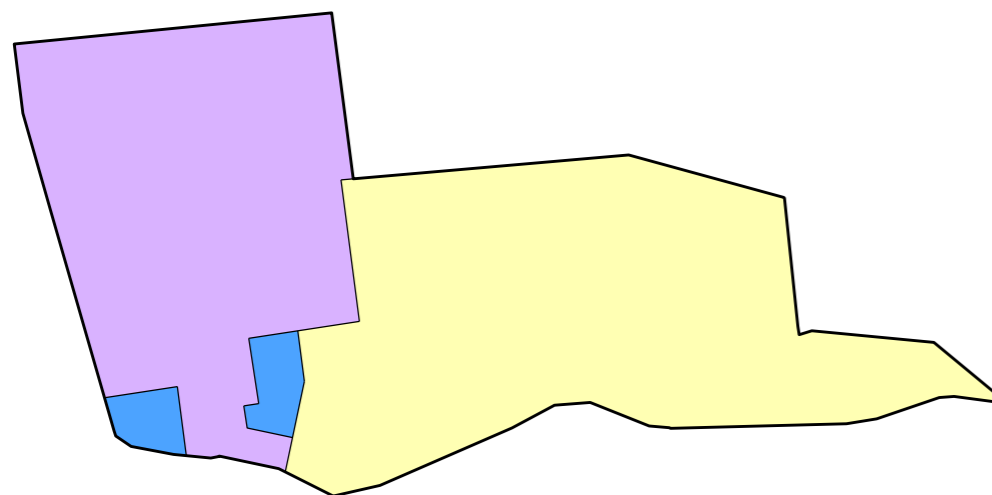


## ZONING PLAN



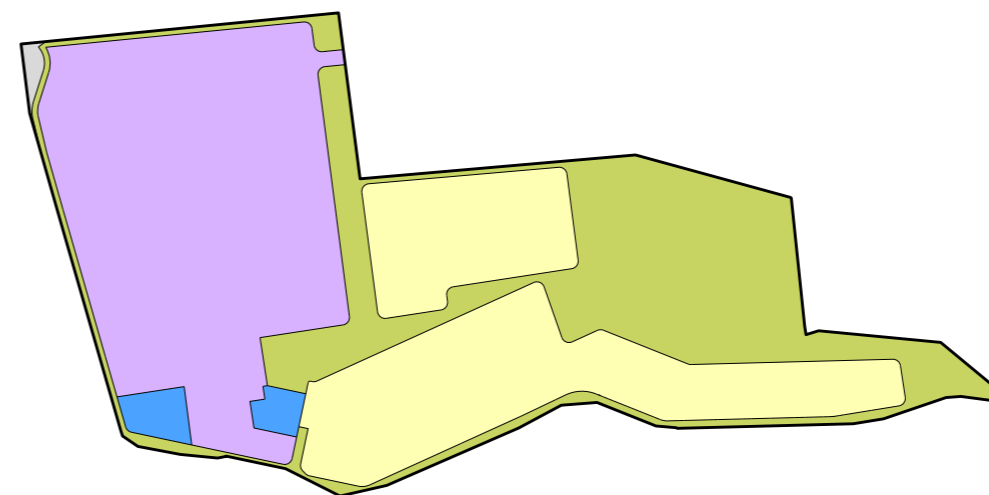
### GROSS ZONE AREAS\*

Industrial Zone (m2)	% of total	Business Zone (m2)	% of total	Residential Zone (m2)	% of total	Total (m2)	% of total
750,191	42%	61,936	3%	972,945	55%	1,785,072	100%

\*Includes road reserves and open space

Areas from 1805\_013\_Zoning\_Plan\_Rev\_E.pdf

## STRUCTURE PLAN



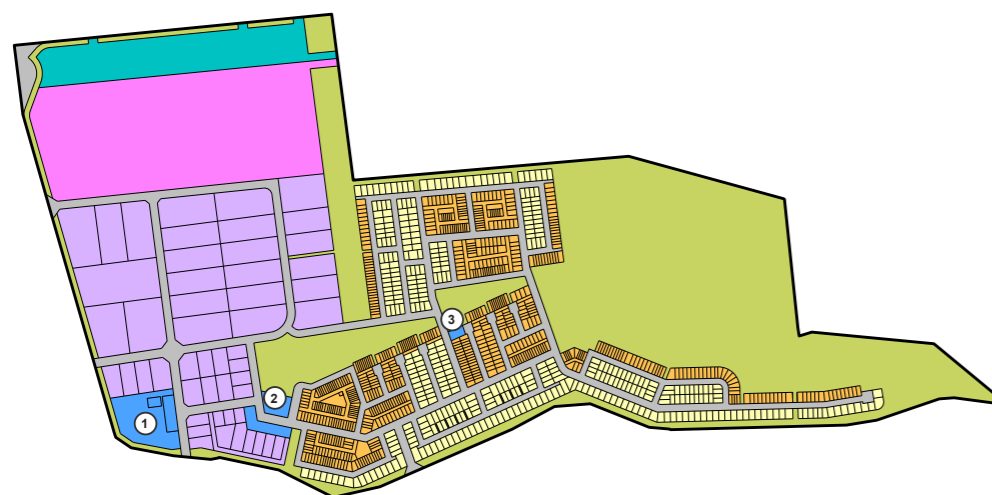
### GROSS STRUCTURE PLAN AREAS\*

Industrial Area (m2)	% of total	Business Area (m2)	% of total	Residential Area (m2)	% of total	Open Space Area (m2)	% of total	Lumsden Road Realignment (m2)	Total	% of total
668,259	37%	35,503	2%	520,372	29%	553,823	31%	7,109	1,785,066	100%

\*Includes road reserves

Areas from 1805\_012\_Structure\_Plan\_Rev\_J.pdf

## ILLUSTRATIVE MASTERPLAN



1. Service Centre
2. Neighbourhood Centre
3. Corner Shop

### NET MASTERPLAN AREAS

Net Factory Site Area (m2)	% of total	Net Rail Siding Area (m2)	% of total	Net Industrial Area (m2)	% of total	Net Business Area* (m2)	% of total	Net General Residential Area (m2)	% of total	Net Medium Density Residential Area (m2)	% of total	Net Open Space Area (m2)	% of total	Net Road Reserve Area (m2)	% of total	Total	% of total
223,924	13%	75,585	4%	315,471	18%	31,388	2%	158,844	9%	168,261	9%	599,102	34%	212,486	12%	1,785,061	100%

\* Includes Service Centre (21,909m2), Neighbourhood Centre (8,439m2) and Corner Shop (1,039m2) in total net business area

### MASTERPLAN RESIDENTIAL YIELD

General Residential			Medium Density Residential			Total					
Yield *	Net Area	Average Lot Size (m2)	Yield*	Net Area	Average Lot Size** (m2)	Total Residential Yield*	Total Net Area***	Average Lot Size (m2)	Average Net Density (d/ha)	Total Gross Residential Zone Area**** (m2)	Average Gross Density (d/ha)
419	158,844	379	673	168,261	250	1,092	327,105	300	33	972,945	11

\* Based on dwelling count from masterplan

\*\* Includes private pocket parks, private lanes and private ROW's in net area

\*\*\* Sum of net general residential and net medium density residential areas from masterplan

\*\*\*\* Gross residential zone area from Zoning Plan

### MASTERPLAN COMMERCIAL YIELD

Service Centre		Neighbourhood Centre		Corner Shop		General Industrial***		Total	
Net Area (m2)	GFA* (m2)	Net Area (m2)	GFA* (m2)	Net Area (m2)	GFA* (m2)	Net Area (m2)	Assumed GFA** (m2)	Net Area (m2)	Total GFA (m2)
21,909	1,500	8,439	2,500	1,039	400	315,471	126,188	346,858	130,588

\* Illustrated by building footprints on Illustrative Masterplan

\*\* Assumes 40% site coverage

\*\*\* Excludes rail siding area and main factory site

Note: Service Centre GFA excludes any bus / emergency service buildings and any canopies

Areas from 1805\_018\_Illustrative\_Masterplan\_Rev\_O.pdf