



LEGEND

Site Boundary
circa. 13.28 ha

Proposed Accesses

Developable Areas
Residential Use - Class C3
(to include Roads and
associated infrastructure)
: circa. 6.91 ha

Employment Area
Use, E(c) (iii),
E(g) (i) (ii) (iii),
to include associated
infrastructure and parking
: circa. 0.69 ha

Primary Roads }
Secondary Roads } Final alignment
Link Roads } subject to Detailed
Access to Parking } design
Areas }

Denotes PROW's

Suggested footpath routes

Suggested informal mown
footpath routes

Fairfax
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Scale: 1 : 1250 @ A1 Drn By: PJH Date: July 2026
Drg No: 2512/PL.04 Rev. B

Project:
LAND NORTH OF BOWERS ARMS ROAD,
COPTHORNE.
Drawing Title:
ACCESS & MOVEMENT PARAMETERS PLAN

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