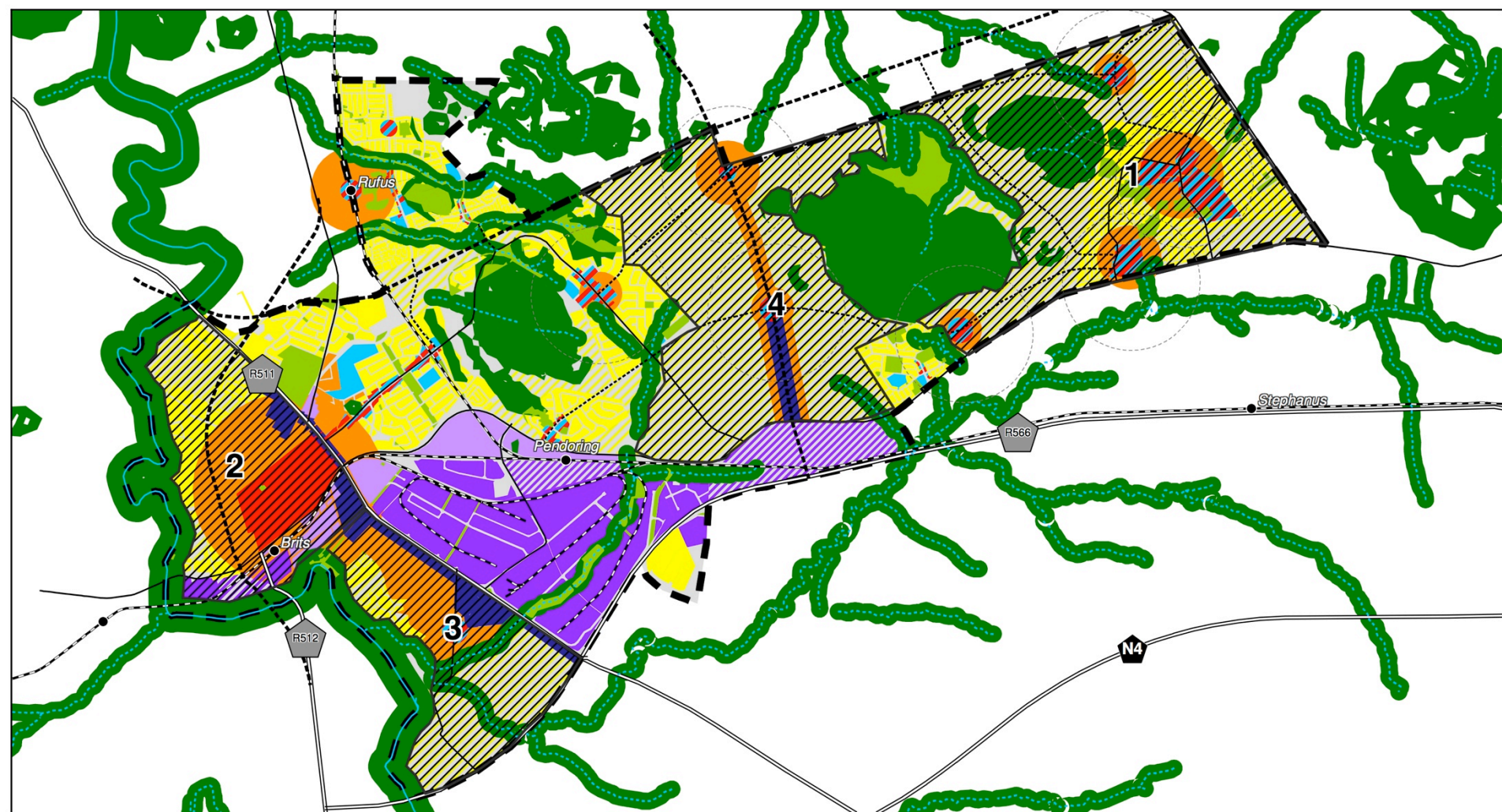


# Implications for Social Infrastructure

Gross Residential Development Potential						Provision of Social and Community Services and Facilities											
	Land Area (ha)	Developable Land Area (ha) (-25%)	Gross Density (Units/ha)	Potential Number of Units	Potential Population Size (Avg Household Size 3.2)	Creche	Primary School	Secondary School	Primary Health Clinic	Local Library	Medium Community Hall	Police Station	Fire Station	Potential Retail (m <sup>2</sup> ) that can be Supported by Potential Population	Large Cemetary	Community Park with Play Equipment	District Park
						1/3000 population	1/7000 population	1/12,500 population	1/70,000 population	1/70,000	1/15,000	1/100,000 population	1/100,000 population	0.5m <sup>2</sup> per capita	1/100,000	1/60,000	1/100,000
<b>Residential Expansion Areas</b>	1393.00	1044.75	10	10448	33432	11.14	4.78	2.67	0.48	0.48	2.23	0.33	0.33	16716	0.33	0.56	0.33
<b>Proposed Densification Areas</b>	424.00	318.00	40	12720	40704	13.57	5.81	3.26	0.58	0.58	2.71	0.41	0.41	20352	4.07	0.68	0.41
<b>Total</b>	1817.00	1362.75		23168	74136	24.7	10.6	5.9	1.1	1.1	4.9	0.7	0.7	37068	4.4	1.2	0.7



## Brits Town Precinct Plan

### Phasing of New Development and Infrastructure Investment

- Railway Line
- Station
- Rivers
- Perennial River
- - - Non-Perennial River
- ▨ Phasing

### Legend

