

- APPLICATION THREE
- STAGE BOUNDARY
- BALANCE LOT
- LOCAL STAGE ROAD
- PATHWAY CONNECTION

LAND USE	AREA (ha)
Residential Road - Local Street	1.10 ha
Balance Lot	0.66 ha
TOTAL	3.27 ha

MINIMUM RESIDENTIAL DENSITY - 1.76 ha
37 dw
20.99 dw/ha

MAXIMUM RESIDENTIAL DENSITY - 1.76 ha
43 dw
24.39 dw/ha

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot.
MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/955
Date: 15 October 2018



5070



LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
PV	1	2.70%	371m ²	3.31%	371m ²
V	11	29.73%	338m ²	33.24%	3726m ²
TPV	5	13.51%	326m ²	14.56%	1632m ²
TV	5	13.51%	271m ²	12.10%	1356m ²
TCD	12	32.43%	213m ²	22.81%	2557m ²
MFS	3	8.11%	523m ²	14.00%	1569m ²
Total Number of Lots	37				

PRECINCT THREE - VILLAGE 3A (APPLICATION FOUR) RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2018 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.

0 15 30 45 60 75 m
Scale 1:1,500 at A3

