

PRECINCT FOUR -
APPLICATION TWO BOUNDARY
STAGE BOUNDARY

LOCAL STAGE ROAD
PATHWAY CONNECTION

Lot Type	LOT YIELD		LOT AREA	
	No. Lots	% Total Lots	Average Size	% of Total Area
T1	4	2.82%	674m ²	4.48%
T3	8	5.63%	608m ²	8.07%
C2	30	21.13%	490m ²	24.46%
C3	12	8.45%	579m ²	11.57%
PV	19	13.38%	419m ²	13.28%
V	8	5.63%	341m ²	4.54%
TCV2	13	9.15%	401m ²	8.68%
TCV3	6	4.23%	428m ²	4.28%
TPV	10	7.04%	332m ²	5.52%
TV	14	9.86%	276m ²	6.44%
SMT	1	0.70%	344m ²	0.57%
TCD	14	9.86%	227m ²	5.29%
MFS	3	2.11%	572m ²	2.85%
Total Number of Lots		142		

LAND USE	AREA (ha)
Residential Road - Local Street	6.01 ha
TOTAL	8.57 ha

MINIMUM RESIDENTIAL DENSITY - 8.57 ha

MAXIMUM RESIDENTIAL DENSITY - 8.57 ha

MINIMUM RESIDENTIAL DENSITY - 8.57 ha

MAXIMUM RESIDENTIAL DENSITY - 8.57 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: DEV20171904

Date: 23 June 2021

5080
EDUCATION

PRECINCT FOUR - APPLICATION TWO
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 considerations. ©2021 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.

