

PRECINCT FOUR - APPLICATION TWO BOUNDARY
STAGE BOUNDARY

LOCAL STAGE ROAD
PATHWAY CONNECTION

LOT YIELD BY LOT TYPE						
LOT TYPE	No.	No. %	AREA	AREA%	MINIMUM	MAXIMUM
T1	4	2.82%	2694.89m ²	4.48%	662.60m ²	701.09m ²
T3	8	5.63%	4849.94m ²	8.07%	600.00m ²	629.03m ²
C2	29	20.42%	14217.72m ²	23.64%	448.00m ²	687.35m ²
C3	12	8.48%	6955.79m ²	11.57%	512.00m ²	896.44m ²
PV	20	14.08%	8409.10m ²	13.88%	400.00m ²	480.69m ²
V	8	5.63%	2781.37m ²	4.63%	328.40m ²	436.97m ²
TCY2	13	9.15%	5218.57m ²	8.68%	350.00m ²	626.80m ²
TCY3	6	4.23%	2572.87m ²	4.28%	400.00m ²	471.13m ²
TPV	10	7.04%	3319.49m ²	5.52%	312.50m ²	422.13m ²
TV	14	9.88%	3870.35m ²	6.44%	280.00m ²	366.99m ²
SMT	1	0.70%	344.30m ²	0.57%	344.30m ²	344.30m ²
TCF	7	4.93%	1975.42m ²	3.27%	202.50m ²	346.92m ²
TCD	7	4.93%	1956.00m ²	3.25%	202.50m ²	246.25m ²
MFS	3	2.11%	1717.16m ²	2.86%	440.41m ²	750.36m ²
TOTALS	142	100%	60131.96m ²	100%	202.50m ²	896.44m ²

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

MINIMUM RESIDENTIAL DENSITY - 8.57 ha
142 dw
16.6 dw/ha
MAXIMUM RESIDENTIAL DENSITY - 8.57 ha
148 dw
17.3 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: DEV2017/904
Date: 22 September 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 consideration. © 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.

