



PRECINCT FOUR -
APPLICATION THREE BOUNDARY
STAGE BOUNDARY

LOCAL STAGE ROAD
DISTRICT RECREATION PARK

LAND USE	AREA (ha)
Residential Road - Local Street District Recreation Park	1.48 ha 0.52 ha 5.80 ha
TOTAL	7.80 ha

MINIMUM RESIDENTIAL DENSITY - 2.00 ha
28 dw
14.0 dw/ha
MAXIMUM RESIDENTIAL DENSITY - 2.0 ha
30 dw
15.0 dw/ha



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV/2021/1195
Date: 23 November 2021

LOT YIELD BY LOT TYPE				
LOT TYPE	No.	AREA	MINIMUM	AVERAGE
T1	2	240.00m ²	10.00m ²	120.00m ²
T2	1	10.00m ²	10.00m ²	10.00m ²
T3	3	10.00m ²	10.00m ²	10.00m ²
C3	8	28.00m ²	10.00m ²	10.00m ²
TPV	2	14.00m ²	10.00m ²	10.00m ²
MFS	1	3.00m ²	10.00m ²	10.00m ²
TOTALS	28	140.00m ²	100%	100%

NOTE:
MINIMUM DWELLINGS is based on the development of
one dwelling on each single family and multi-family
strata (MFS).
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 pathways shown hereon are
subject to detailed engineering design, final survey and
approval of subsequent development applications by the
relevant authorities.

PRECINCT FOUR A - APPLICATION THREE RECONFIGURATION OF A LOT

NOTE: This plan is prepared by a professional engineer and is subject to the provisions of the Engineering Act 2002. The plan is prepared by a professional engineer and is subject to the provisions of the Engineering Act 2002. The plan is prepared by a professional engineer and is subject to the provisions of the Engineering Act 2002.

File No. YARR-P04

Dgn No. YARR-P04-R01-210915



Date 15 SEPT 2021

lendlease