



PRECINCT FOUR - APPLICATION FOUR BOUNDARY STAGE BOUNDARY OPEN SPACE LOCAL STAGE ROAD PATHWAY CONNECTION VILLAGE ROAD MAJOR ROAD

LAND USE	AREA (ha)
Residential Open Space Road - Major Road Road - Collector Road Road - Local Street	9.99 ha 0.78 ha 1.66 ha 0.52 ha 4.21 ha
TOTAL	17.16 ha

MINIMUM RESIDENTIAL DENSITY -

15.50 ha 223 dw 14.4 dw/ha 15.50 ha 227 dw 14.6 dw/ha MAXIMUM RESIDENTIAL DENSITY -

PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL** 



Approval no: DEV2022/1280

6 October 2022 Date:

LOT YIELD BY LOT TYPE							
LOT TYPE	No.	No.%	AREA	AREA%	MINIMUM	MAXIMUM	AVERAGE
T1	11	4.93%	7762,18m²	7.77%	640,00m²	812,26m²	705,65m²
T3	10	4.48%	6872,55m²	6,88%	600,00m²	930,74m²	687,26m²
C2	40	17.94%	20266.18m²	20.30%	420.00m²	763.98m²	506.65m²
C3	27	12,11%	15234.47m²	15.26%	512,00m²	859.66m²	564,24m²
PV	42	18.83%	17174.64m²	17.20%	375.00m²	567.89m²	408.92m²
٧	11	4.93%	3744.81m²	3.75%	312.00m²	446.10m²	340.44m²
TT1	1	0.45%	590.25m²	0.59%	590.25m²	590.25m²	590.25m²
TCY2	18	8,07%	7225,71m²	7,24%	350,00m²	618,95m²	401,43m²
TCY3	10	4.48%	4714.04m²	4.72%	400.00m²	558.76m²	471.40m²
TPV	28	12.56%	9581.88m²	9.60%	312,50m²	445,22m²	342,21m²
TV	8	3.59%	2084.26m²	2.09%	260.00m²	264.26m²	260.53m²
TCF	9	4.04%	2156,65m²	2,16%	189.00m²	365,56m²	239,63m²
TCD	6	2.69%	1200 <b>.</b> 00m²	1.20%	187.50m²	225.00m²	200.00m²
MFS	2	0.90%	1245.86m²	1.25%	524.73m²	721.13m²	622.93m²
TOTALS	223	100%	99853.47m²	100%	187,50m²	930,74m²	447,77m²

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 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

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Dgn No. YAR-P04-ROL4-ROL-220616 File No. YAR-P04