

- PRECINCT SIX-
APPLICATION ONE BOUNDARY
- STAGE BOUNDARY
- OPEN SPACE - LINEAR AND STORMWATER QUALITY
- OPEN SPACE - NEIGHBOURHOOD
RECREATION PARK
- OPEN SPACE - LOCAL RECREATION PARK
- LOCAL STAGE ROAD
- PATHWAY CONNECTION
- VILLAGE ROAD
- MAJOR ROAD

LAND USE	AREA (ha)
Residential	24.025 ha
Open Space - Local	0.306 ha
Open Space - Neighbourhood	0.526 ha
Open Space - Linear	10.600 ha
Road - Major Road	5.305 ha
Road - Village Road	1.472 ha
Road - Local Road	9.737 ha
TOTAL	51.970 ha

MINIMUM RESIDENTIAL DENSITY - 36.07 ha
559dw
15.50 dw/ha

MAXIMUM RESIDENTIAL DENSITY - 36.07 ha
579 dw
16.05 dw/ha

LOT YIELD BY LOT TYPE							
LOT TYPE	No.	No. %	AREA	AREA%	MINIMUM	MAXIMUM	AVERAGE
T1	22	3.94%	14894.27m²	6.20%	576.00m²	794.75m²	677.01m²
T2	22	3.94%	13272.88m²	5.52%	576.00m²	723.19m²	603.31m²
C2	87	15.56%	40691.09m²	16.94%	448.00m²	873.97m²	467.71m²
C3	87	15.56%	46742.61m²	19.46%	512.00m²	804.56m²	537.27m²
PV	90	16.10%	37202.85m²	15.49%	400.00m²	753.45m²	413.36m²
V	53	9.48%	18126.99m²	7.55%	336.00m²	654.99m²	342.02m²
TCY2	45	8.05%	17756.10m²	7.39%	350.00m²	745.03m²	394.58m²
TCY3	39	6.98%	18038.58m²	7.51%	350.00m²	718.36m²	462.53m²
TPV	40	7.16%	13380.57m²	5.57%	312.50m²	556.97m²	334.51m²
TV	35	6.26%	9648.67m²	4.02%	262.50m²	387.41m²	275.68m²
TCD	29	5.19%	5949.77m²	2.48%	187.50m²	373.27m²	205.16m²
MFS	10	1.79%	4544.00m²	1.89%	448.00m²	512.00m²	454.40m²
TOTALS	559	100%	240248.37m²	100%	187.50m²	873.97m²	429.78m²

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1433

Date: 22 December 2023



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 authorities.

PRECINCT 06 - APPLICATION ONE
RECONFIGURATION OF A LOT

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0 60 120 180 240 300m
Scale 1:5,000 at A3



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LOT TYPE
TRADITIONAL (T1)
TRADITIONAL (T2)
COURTYARD (C2)
COURTYARD (C3)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY2)
TOWN COURTYARD (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE (TCD)
MULTI-FAMILY STRATA (MFS)
TOTALS

BALANCE LOT

PRECINCT 06 - APPLICATION ONE RECONFIGURATION OF A LOT

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0 20 40 60 80 100m

Scale 1:2,000 at A3



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TOWN VILLA (TV)
TERRACE (TCD)
MULTI-FAMILY STRATA (MFS)
TOTALS



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0 20 40 60 80 100m

Scale 12,000 at A3

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Scale 12,000 at A3

