

Approval no: DEV2023/1441
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-  PRECINCT FOUR - APPLICATION SEVEN BOUNDARY
 STAGE BOUNDARY
 OPEN SPACE - LINEAR AND STORMWATER QUALITY BASIN
 OPEN SPACE - LOCAL RECREATION PARK
 LOCAL STAGE ROAD - PATHWAY
 LOCAL STAGE ROAD

LOT YIELD BY LOT TYPE						
LOT TYPE	No.	No. %	AREA	AREA%	MINIMUM	AVERAGE
T2	15	12.71%	9373.44m ²	15.26%	576.00m ²	717.28m ²
T5	4	3.39%	2235.06m ²	3.64%	540.00m ²	597.06m ²
C2	32	27.12%	15637.14m ²	25.46%	448.00m ²	675.12m ²
G3	32	27.12%	17894.74m ²	29.13%	512.00m ²	762.48m ²
C4	9	7.63%	4863.65m ²	7.95%	480.00m ²	845.30m ²
C5	9	7.63%	4434.14m ²	7.22%	420.00m ²	684.75m ²
PV	8	6.78%	3492.02m ²	5.68%	400.00m ²	557.12m ²
PV2	6	5.08%	2445.03m ²	3.98%	375.00m ²	431.38m ²
V	3	2.54%	1035.30m ²	1.69%	336.00m ²	363.30m ²
TOTALS	118	100%	61430.52m ²	100%	336.00m ²	845.30m ²

LAND USE	AREA (ha)
Residential	6.143 ha
Open Space - Local	0.256 ha
Open Space - Linear	3.577 ha
Open Space - Stormwater Quality	2.157 ha
Road - Local Road	2.379 ha
TOTAL	14.404 ha

MINIMUM RESIDENTIAL DENSITY -	8.778ha
	118dw
	13.44 dw/ha
MAXIMUM RESIDENTIAL DENSITY -	8.778ha
	118dw
	13.44 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 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 04 - APPLICATION SEVEN RECONFIGURATION OF A LOT

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