

Land Use Plan

Dwelling Type	Area (m²)	%
Residential	63,204	49%
Park (active)	9,973	8%
Open Space	22,265	17%
Road	32,868	26%
TOTAL	128,310	100%



Land Use Plan

Lot Type and Distribution

Dwelling Type		Width	Depth	Lot Mix (no)	Lot Mix (%)
PT	Premium Traditional	20	30	26	20.5%
T	Traditional	18	30	30	24%
C1	Courtyard 1	16.5	30	7	5.5%
C2	Courtyard 2	15	30	14	11%
C3	Courtyard 3	14	30	9	7%
V1	Villa 1	12.5	30	12	9.5%
V2	Villa 2	10.5	30	10	8%
Te	Terrace (attached)	7.5	30	12	9.5%
D	Duplex (mfd - 2dw)	20	30	6	5%
TOTAL				126	100%

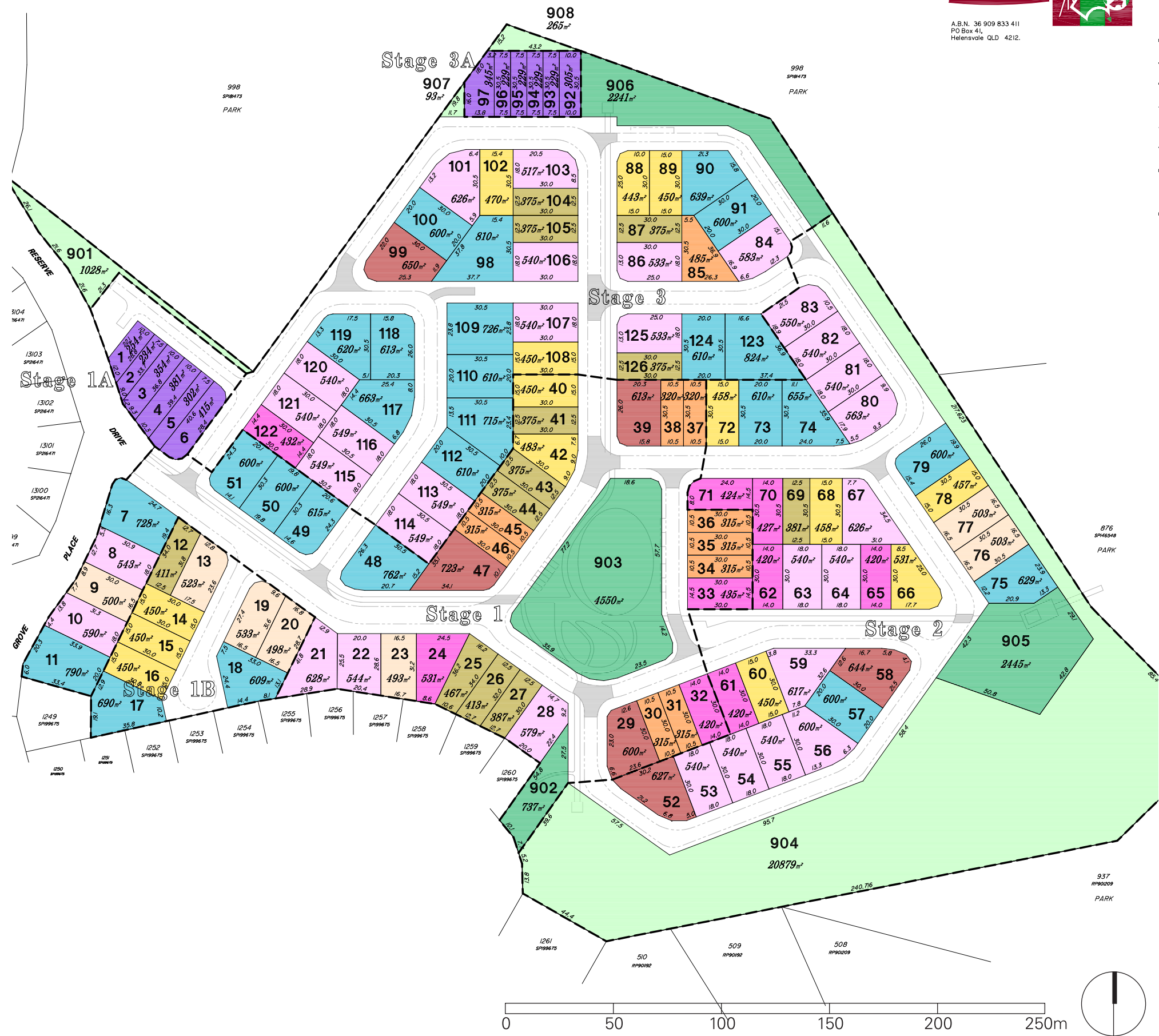


Proposal Plan - Staging



Proposal Plan - Staging

Proposal Plan -
Development Yields



The Reserve Proposal Plan

Development Yields

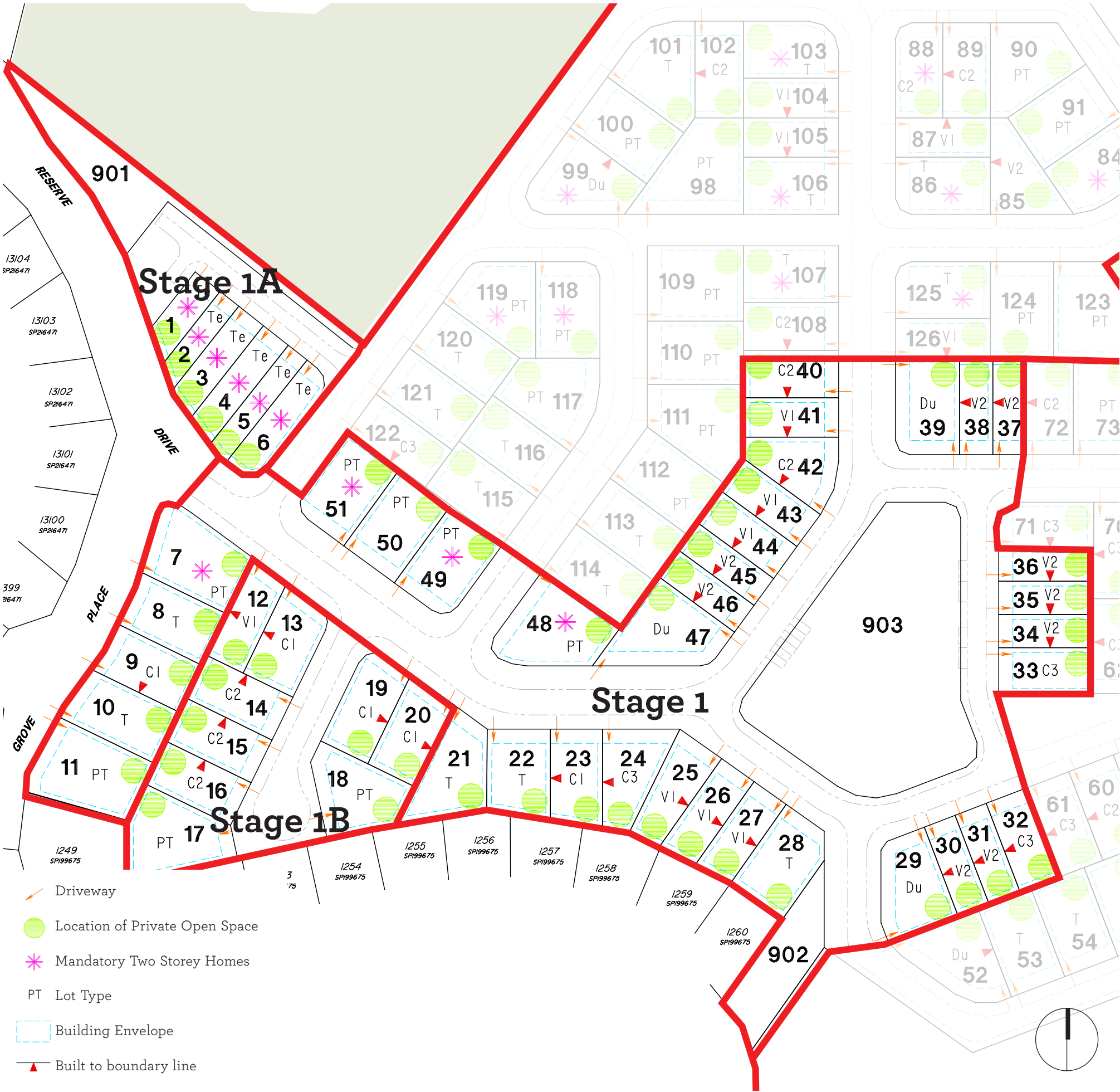
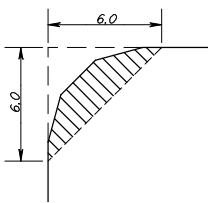
	Nominal Dimensions			Stage 1 (inc 1A & 1B)			Stage 2			Stage 3 (inc 3A)			Total Site		
	Width	Depth	Area	No of dwellings	%	Area (sqm)	No of dwellings	%	Area (sqm)	No of dwellings	%	Area (sqm)	No of dwellings	%	Area (sqm)
Premium Traditional (PT)	20	30	600	8	12.6%	5394	5	6.2%	3094	13	24.1%	8639	26	13.3%	17127
Traditional (T)	18	30	540	5	6.7%	2884	12	13.6%	6737	13	19.9%	7148	30	13.1%	16769
Courtyard 1 (C1)	16.5	30	495	5	5.9%	2547	2	2.0%	1006	0	0.0%	0	7	2.8%	3553
Courtyard 2 (C2)	15	30	450	5	5.3%	2283	5	4.7%	2353	4	5.1%	1813	14	5.0%	6449
Courtyard 3 (C3)	14	30	420	3	3.2%	1386	5	4.3%	2111	1	1.2%	432	9	3.1%	3929
Villa 1 (V1)	12.5	30	375	7	6.5%	2803	1	0.8%	381	4	4.2%	1500	12	3.7%	4684
Villa (V2)	10.5	30	315	9	6.6%	2846	0	0.0%	0	1	1.4%	485	10	2.6%	3331
Terraces (Te)	7.5	30	225	6	4.5%	1940	0	0.0%	0	6	4.4%	1565	12	2.7%	3505
Duplex (Du)	20	30	600	6	4.5%	1936	4	2.6%	1271	2	1.8%	650	12	3.0%	3857
Parks (P)				2	12.3%	5287	1	4.9%	2445	1	6.2%	2241	4	7.8%	9973
Open Space (OS)				1	2.4%	1028	1	42.1%	20879	2	1.0%	358	4	17.4%	22265
Road					29.2%	12537		18.8%	9298		30.8%	11033		25.6%	32868
Total				54	100.0%	42871	34	100.0%	49575	44	100.0%	35864	132	100.0%	128310

Building
Development Parameters

Stages 1, 1a and 1b

Nominal Dimensions				Stage 1 (inc 1A & 1B)		
Width	Depth	Area	No	%	Area (sqm)	
PT	20	30	600	8	12.6%	5394
T	18	30	540	5	6.7%	2884
C1	16.5	30	495	5	5.9%	2547
C2	15	30	450	5	5.3%	2283
C3	14	30	420	3	3.2%	1386
V1	12.5	30	375	7	6.5%	2803
V2	10.5	30	315	9	6.6%	2846
Te	7.5	30	225	6	4.5%	1940
Du	20	30	600	3	4.5%	1936
Parks				2	12.3%	5287
Open Space				1	2.4%	1028
Road					29.2%	12537
Total				51	100.0%	42871

Setbacks			Build to Boundary The length of wall on "build to boundary" lines should not exceed the greater of 15m or 50% of the boundary length
Primary Frontage	3m		
Garage: PT and T	4.5m		
Others	4.5m		
Side (General)	1m		
Ground Floor	1.5m		
First Floor			
Side (Build to Boundary)			
Ground Floor	0.0m		
First Floor	0.0m		
Rear	2.0m		
Vehicular access No vehicular access is permitted to allotments other than at designated driveway locations			
Private Open Space Private Open Space within each lot should be a minimum of 12sqm with a minimum dimension of 2.4m and/or have adequate space to accommodate a table, chair, planting, barbeque and shade			
Corner Allotments Special siting requirements for corner allotments. No building allowed in the shading area:			
All setbacks shown are minimum and are measured to the building wall			
Setbacks to all garages must be a minimum of 4.5m metres from the frontage to provide for additional vehicle parking that will not encroach on the verge			
Setbacks for Attached Terraces may be varied by a further site development plan			



Building Parameters Plan for Stages 1, 1a and 1b

Building
Development Parameters

Stage 2

Nominal Dimensions				Stage 2		
Width	Depth	Area	No	%	Area (sqm)	
PT	20	30	600	5	6.2%	3094
T	18	30	540	12	13.6%	6737
C1	16.5	30	495	2	2.0%	1006
C2	15	30	450	5	4.7%	2353
C3	14	30	420	5	4.3%	2111
V1	12.5	30	375	1	0.8%	381
V2	10.5	30	315	0	0.0%	0
Te	7.5	30	225	0	0.0%	0
Du	20	30	600	2	2.6%	1271
Parks				1	4.9%	2445
Open Space				1	42.1%	20879
Road					18.8%	9298
Total				32	100.0%	49575

Setbacks

Primary Frontage	3m
Garage: PT and T	4.5m
Others	4.5m
Side (General)	
Ground Floor	1m
First Floor	1.5m
Side (Build to Boundary)	
Ground Floor	0.0m
First Floor	0.0m
Rear	2.0m

All setbacks shown are minimum and are measured to the building wall

Setbacks to all garages must be a minimum of 4.5m metres from the frontage to provide for additional vehicle parking that will not encroach on the verge

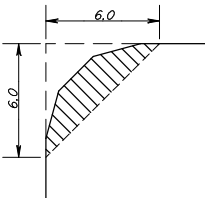
Setbacks for Attached Terraces may be varied by a further site development plan

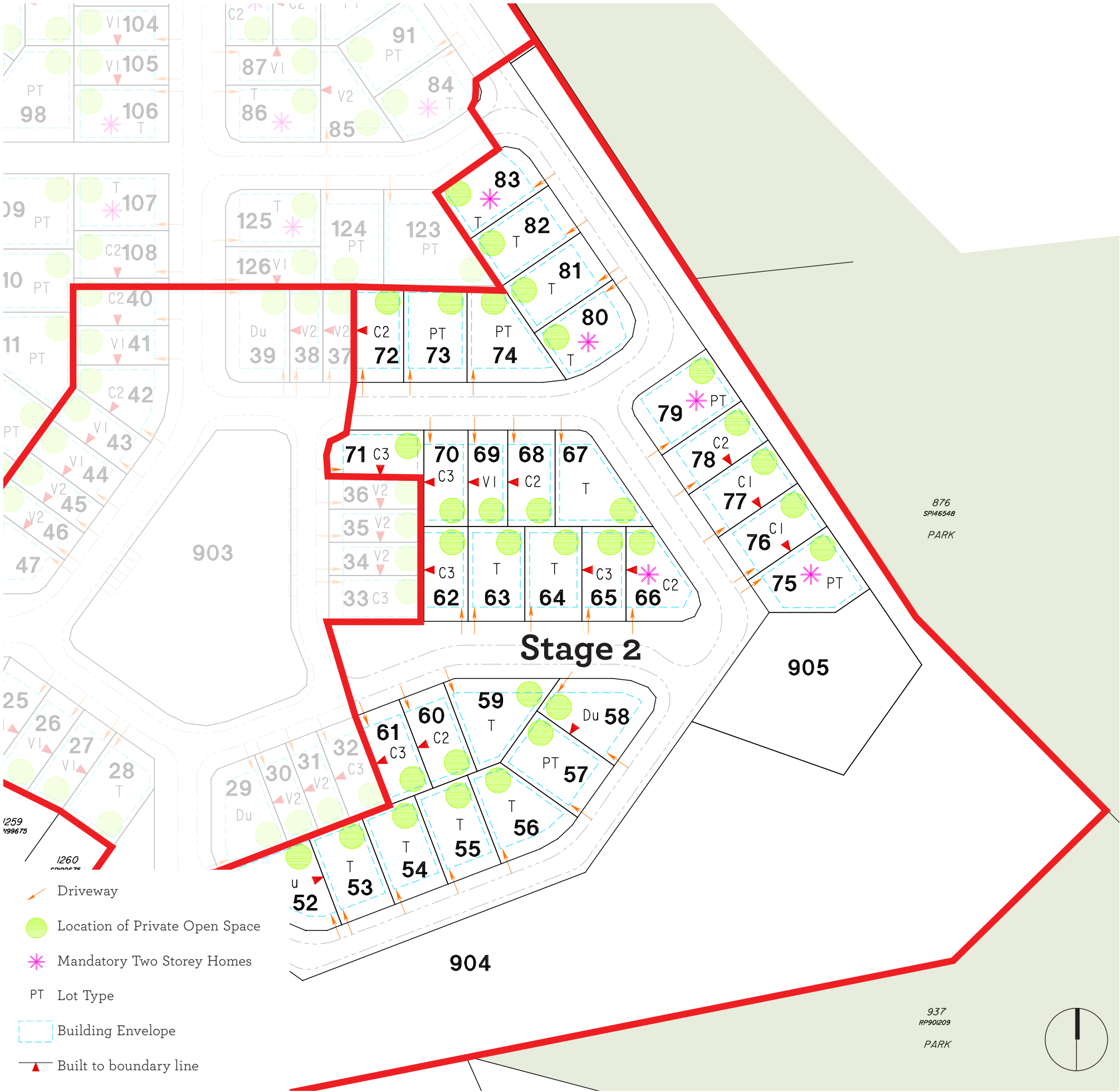
Build to Boundary
The length of wall on "build to boundary" lines should not exceed the greater of 15m or 50% of the boundary length

Vehicular access
No vehicular access is permitted to allotments other than at designated driveway locations

Private Open Space
Private Open Space within each lot should be a minimum of 12sqm with a minimum dimension of 2.4m and/or have adequate space to accommodate a table, chair, planting, barbeque and shade

Corner Allotments
Special siting requirements for corner allotments. No building allowed in the shading area:





Building Parameters Plan for Stage 2

Building Development Parameters

Stages 3 and 3a

Nominal Dimensions			Stage 3 (inc 3A)			
Width	Depth	Area	No	%	Area (sqm)	
PT	20	30	600	13	24.1%	8639
T	18	30	540	13	19.9%	7148
C1	16.5	30	495	0	0.0%	0
C2	15	30	450	4	5.1%	1813
C3	14	30	420	1	1.2%	432
V1	12.5	30	375	4	4.2%	1500
V2	10.5	30	315	1	1.4%	485
Te	7.5	30	225	6	4.4%	1565
Du	20	30	600	1	1.8%	650
Parks			1	6.2%	2241	
Open Space			2	1.0%	358	
Road				30.8%	11033	
Total			43	100.0%	35864	

Setbacks

Primary Frontage	3m
Garage: PT and T	4.5m
Others	4.5m
Side (General)	1m
Ground Floor	1.5m
First Floor	1.5m
Side (Build to Boundary)	
Ground Floor	0.0m
First Floor	0.0m
Rear	2.0m

All setbacks shown are minimum and are measured to the building wall

Setbacks to all garages must be a minimum of 4.5m metres from the frontage to provide for additional vehicle parking that will not encroach on the verge

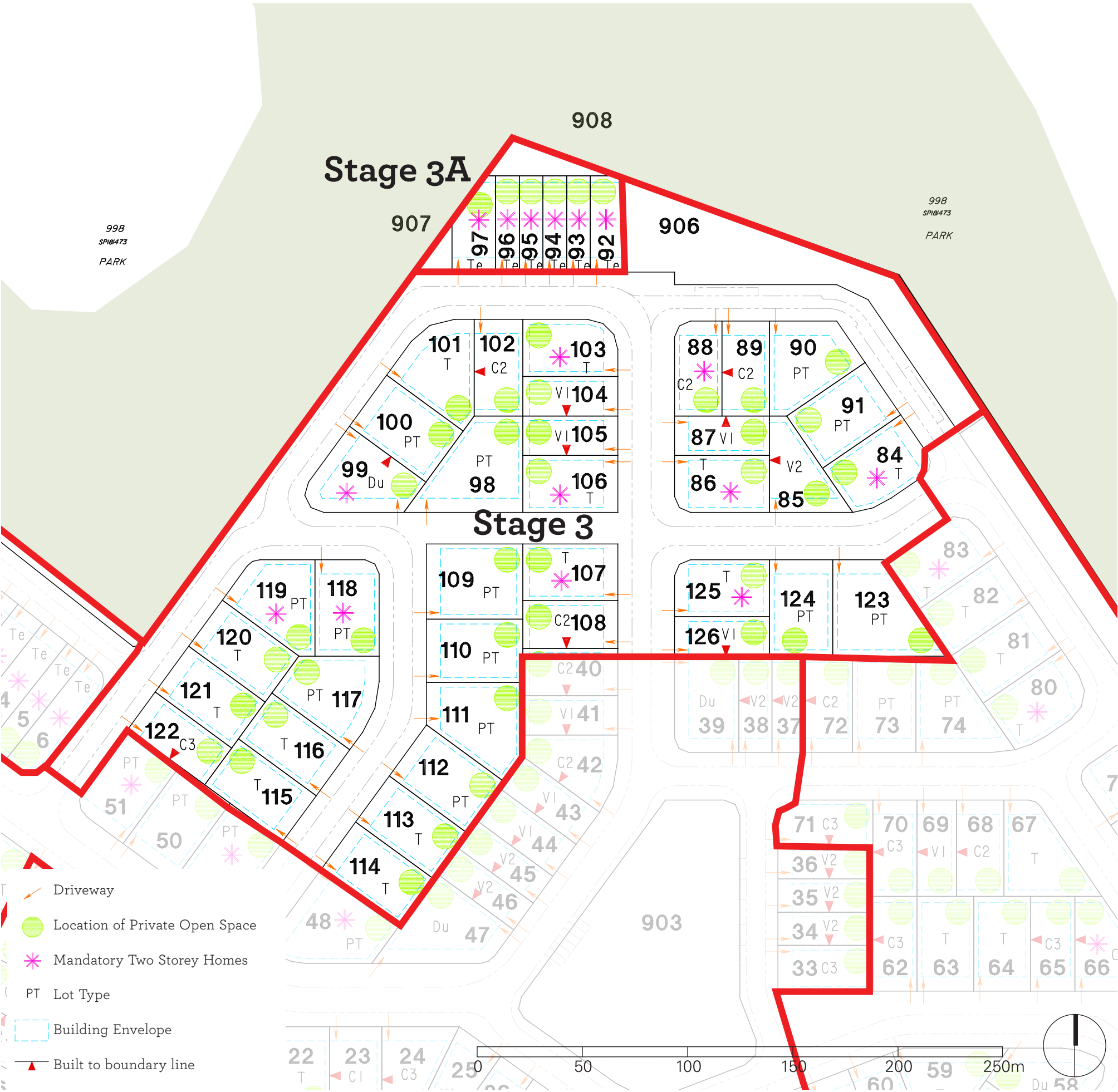
Setbacks for Attached Terraces may be varied by a further site development plan

Build to Boundary
The length of wall on "build to boundary" lines should not exceed the greater of 15m or 50% of the boundary length

Vehicular access
No vehicular access is permitted to allotments other than at designated driveway locations

Private Open Space
Private Open Space within each lot should be a minimum of 12sqm with a minimum dimension of 2.4m and/or have adequate space to accommodate a table, chair, planting, barbeque and shade

Corner Allotments
Special siting requirements for corner allotments. No building allowed in the shading area:



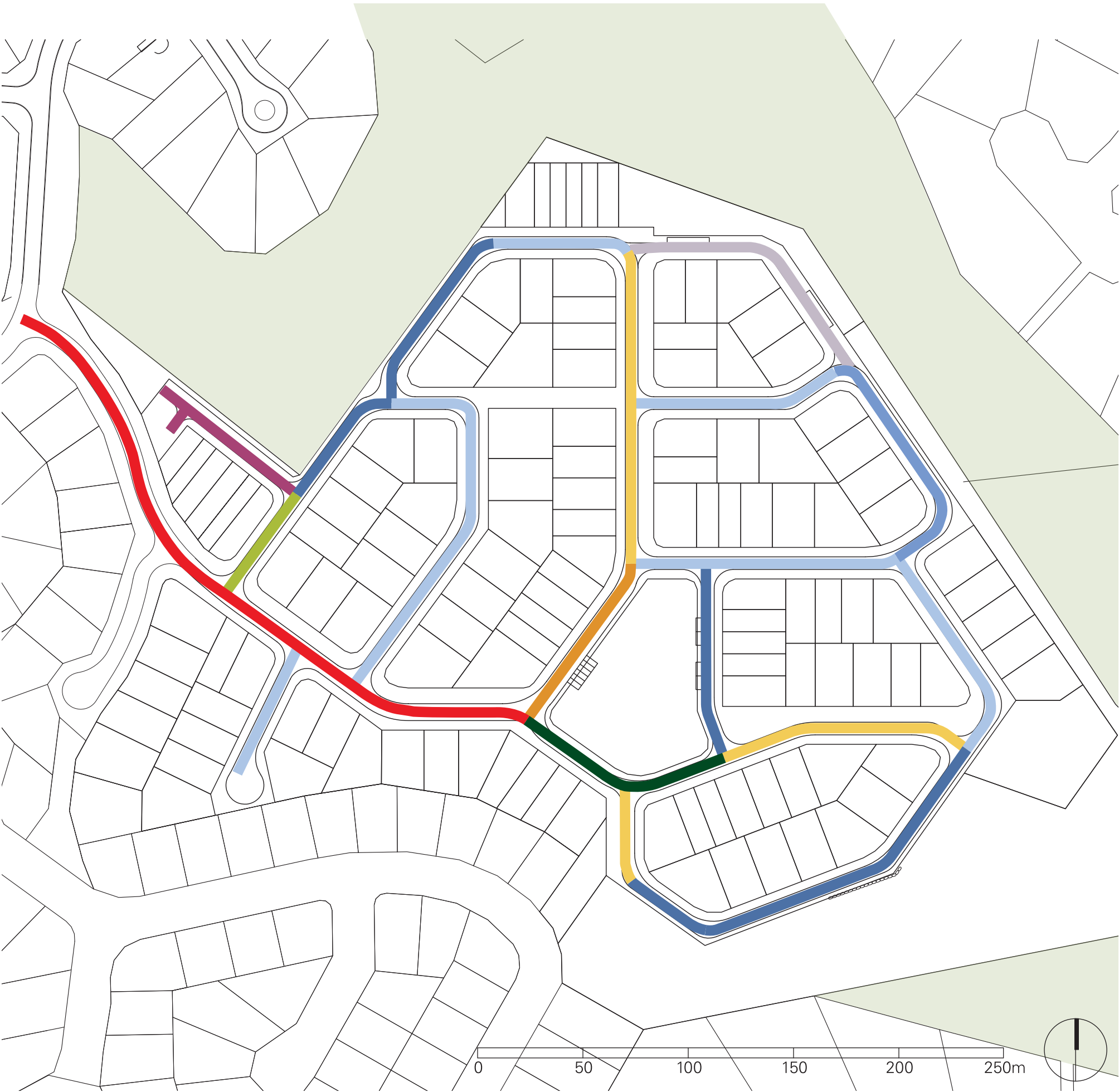
Building Parameters Plan for Stages 3 and 3a

Major Pedestrian & Cycle Connections



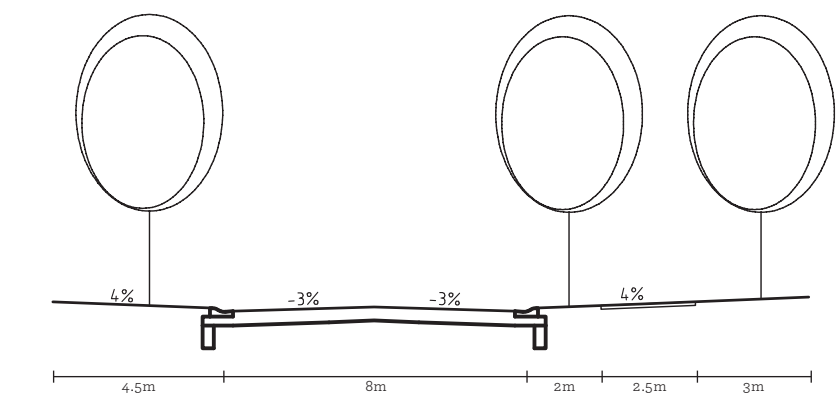
Road Types

- Minor collector with pedestrian/cycle
(8m pavement, 20m road reserve, 2.5m path)
- Minor urban collector adjacent park
(8m pavement, 14.5m road reserve)
- Urban access road adjacent open space
(6m pavement, 12m road reserve)
- Urban access road
(6m pavement, 14m road reserve)
- Typical urban access road
(6m pavement, 15m road reserve)
- Typical urban access road adjacent park
(6m pavement, 13-14m road reserve)
- Urban access road with pedestrian/cycle
(6m pavement, 18m road reserve, 2.5m path)
- Shared access driveway
(4m pavement, 12m road reserve)
- Shared access driveway
(4m pavement, 11.5m road reserve)

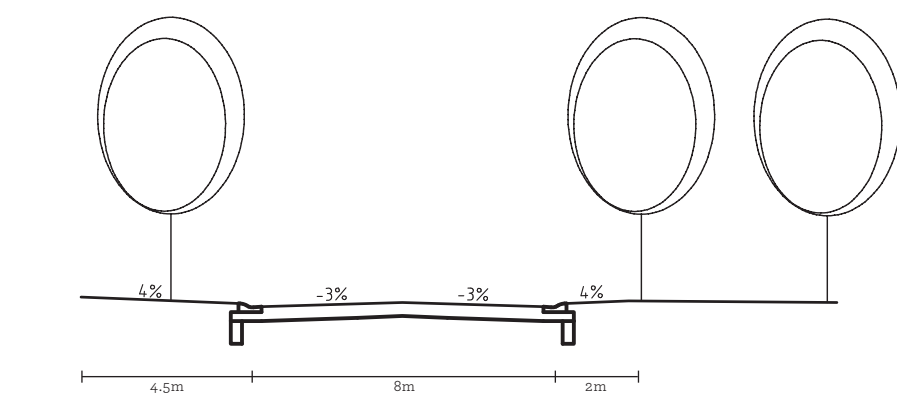


Road Types

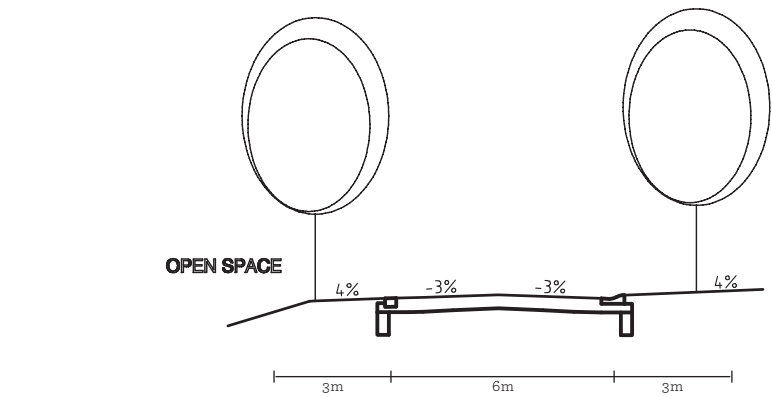
Typical Road Cross Sections



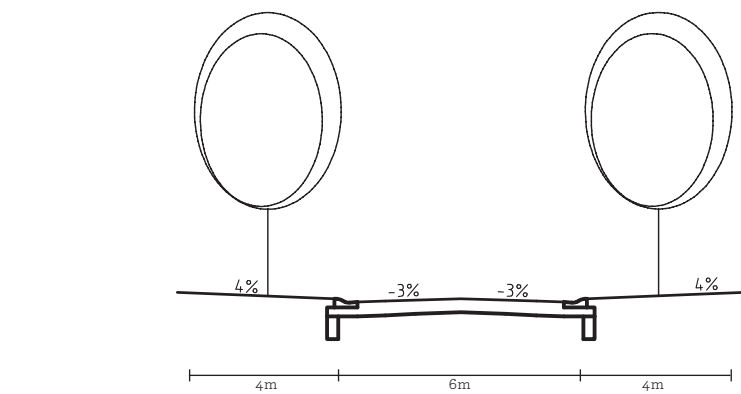
Minor collector with pedestrian/cycle
(8m pavement, 20m road reserve, 2.5m path)



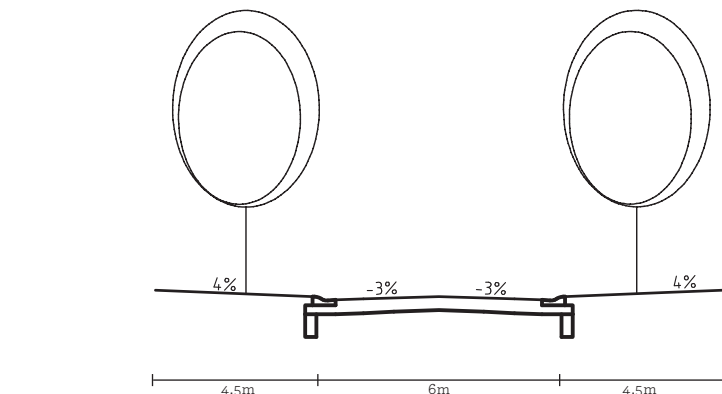
Minor urban collector adjacent park
(8m pavement, 14.5m road reserve)



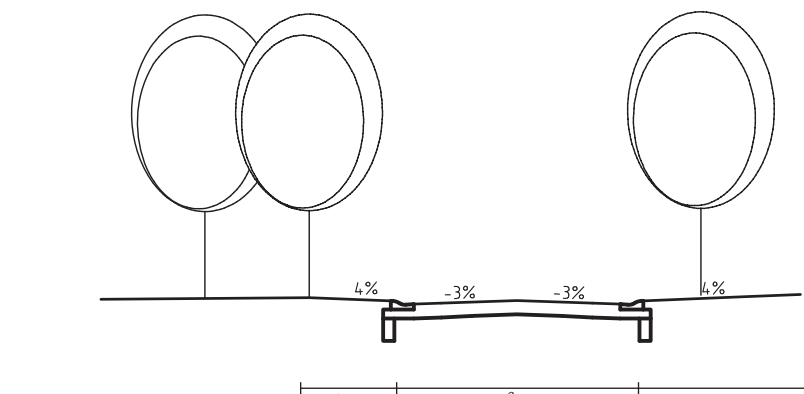
Urban access road adjacent open space
(6m pavement, 12m road reserve)



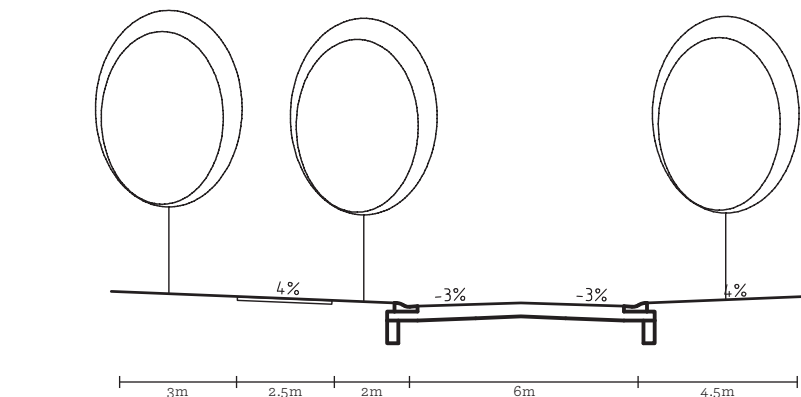
Urban access road
(6m pavement, 14m road reserve)



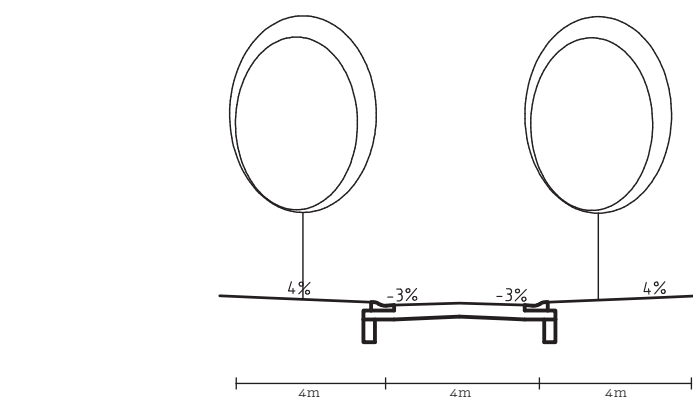
Typical urban access road
(6m pavement, 15m road reserve)



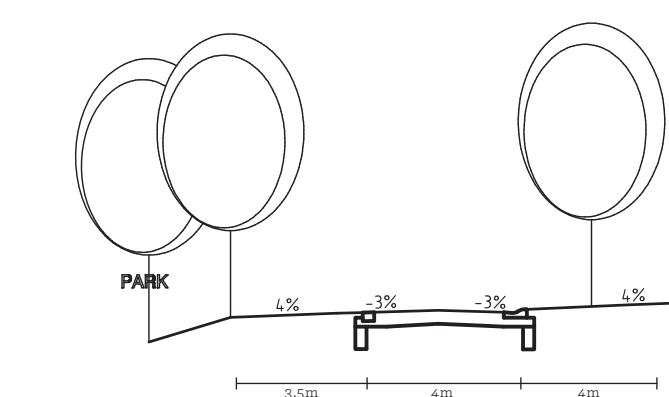
Typical urban access road adjacent park
(6m pavement, 13-14m road reserve)



Urban access road with pedestrian/cycle
(6m pavement, 18m road reserve, 2.5m path)



Shared access driveway
(4m pavement, 12m road reserve)



Shared access driveway
(4m pavement, 11.5m road reserve)





04

Built Form Design

The quality of the built form at The Reserve will be a key element in achieving an overall high quality of neighbourhood design, presentation and energy efficient performance. High standards in residential design and sustainability will be delivered through partnership with leading industry builders as well as detailed development control through Built Form Design Guidelines.

In support of affordable housing strategies and to provide greater market choice, a range of lot sizes to suit a variety of house types are proposed. Lot types include:

- + Traditional lots
- + Courtyard lots
- + Villa lots
- + Terraces
- + Duplexes

In partnership with leading industry builders, a range of housing types will be identified to suit each lot type with consideration given to their location, orientation and outlook.

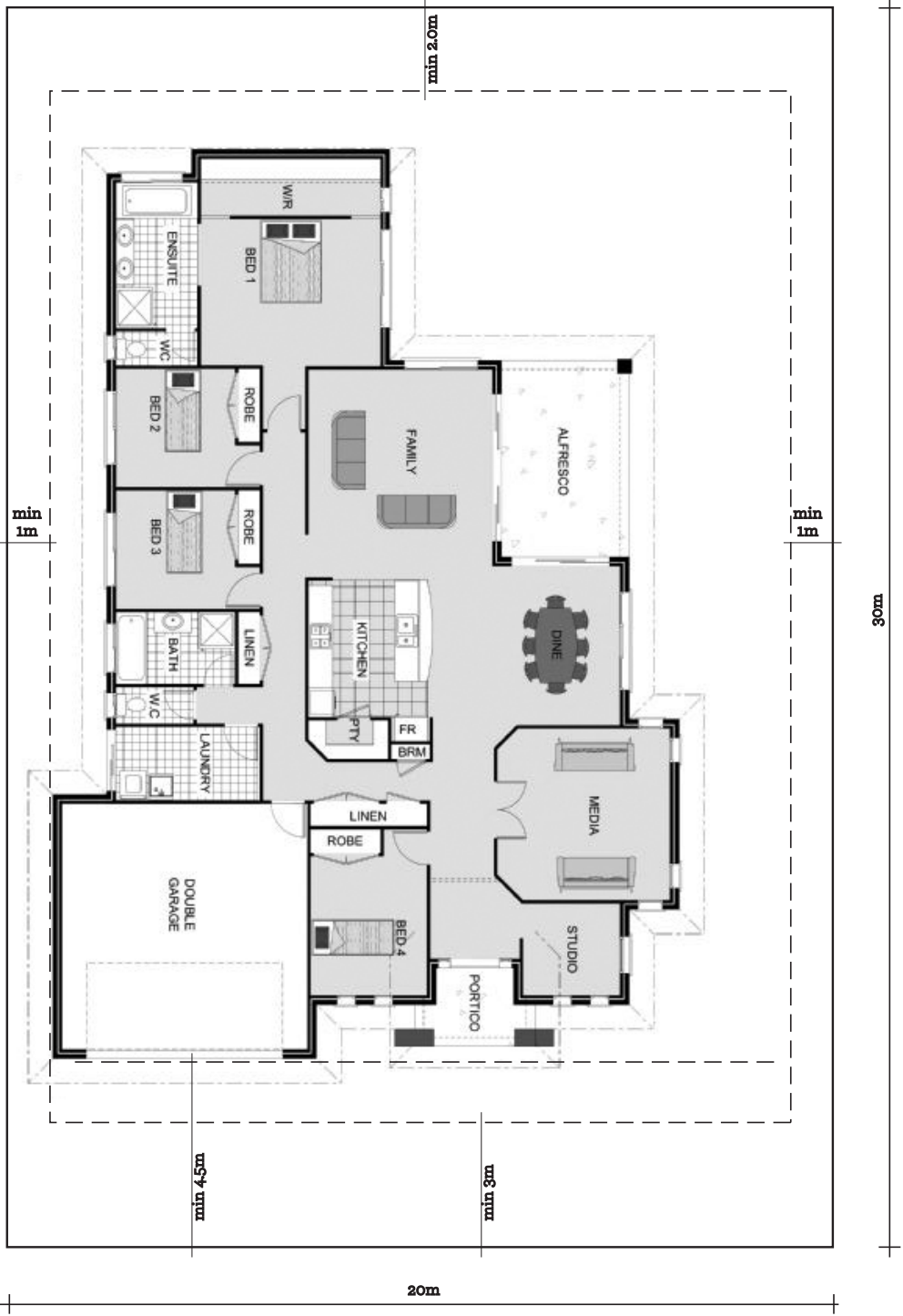
The following section provides an outline of each lot type, their location, and building envelopes, and an example house design from builder partners. These housing typologies are of a generic example of what builders may provide within each allotment type.

Housing Typologies

Premium Traditional



Builder's example



Premium Traditional

Lot Size	600 sqm
Lot Dimensions	20m x 30m
Site Cover	43%
Minimum Setbacks	+ front - 3m + garage - 4.5m + side - 1m + rear - 2.0m
Dwelling Area	+ internal - 201.9 sqm + external covered - 20.1 sqm + garage - 36.7 sqm
Accommodation	+ 4 bedrooms + 2 bathrooms + 2 car garage



Traditional



Builder's example



Traditional

Lot Size	540 sqm
Lot Dimensions	18m x 30m
Site Cover	39%
Minimum Setbacks	+ front - 3m + garage - 4.5m + side - 1m + rear - 2.0m
Dwelling Area	+ internal - 160 sqm + external covered - 12.3 sqm + garage - 37 sqm
Accommodation	+ 4 bedrooms + 2 bathrooms + 2 car garage

