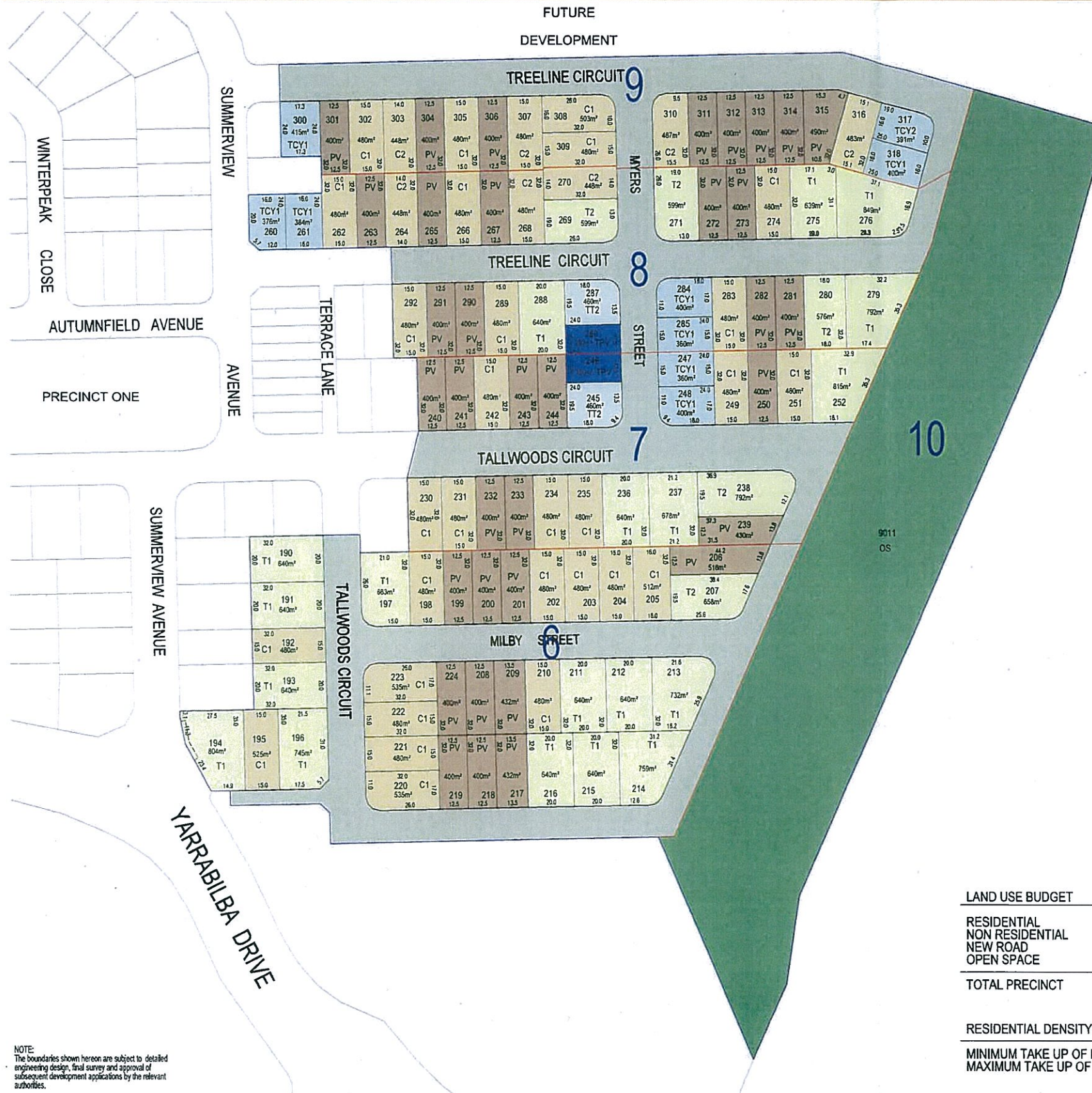



LEGEND

-  PRECINCT ONE EXTENSION BOUNDARY
-  PROPOSED STAGE BOUNDARY

Lot Type	LOT YIELD		LOT AREA		LOTS		DWELLINGS	
	% Total Lots	Average Size	% of Total Area	Area	No. Lots	No. Lots	No. Lots	No. Lots
T1	17.59%	666sqm	24.85%	13236sqm	19	19	19	19
T2	4.83%	644sqm	6.06%	3224sqm	5	5	5	5
C1	26.85%	487sqm	26.58%	14130sqm	29	29	29	29
C2	6.48%	467sqm	6.16%	3274sqm	7	7	7	7
PV	32.41%	408sqm	26.89%	14300sqm	35	35	35	35
TCY1	1.85%	460sqm	1.73%	820sqm	2	2	2	2
TCY2	7.41%	386sqm	5.82%	3095sqm	8	8	8	8
TCY3	0.93%	391sqm	0.74%	391sqm	1	1	1	1
TCY4	1.85%	300sqm	1.13%	600sqm	2	2	2	2
Total Number of Lots					108	108	108	108

Min Residential Density = 10.13 ha
= 108 du
= 10.7 du/ha

Max Residential Density = 10.13 ha
= 108 du
= 10.7 du/ha

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

20 MAY 2014

MEDQ

LAND USE BUDGET

RESIDENTIAL	5.32 ha
NON RESIDENTIAL	0.00 ha
NEW ROAD	2.41 ha
OPEN SPACE	2.40 ha
TOTAL PRECINCT	10.13 ha

RESIDENTIAL DENSITY

MINIMUM TAKE UP OF MULTI-DWELLINGS	10.7 du/ha
MAXIMUM TAKE UP OF MULTI-DWELLINGS	10.7 du/ha

NOTE:

MINIMUM DWELLINGS is based on the development of one dwelling on each single family lot, two dwellings on each multi family strata (MFS) lot, and one dwelling on each multi family freehold (MFF).

MAXIMUM DWELLINGS for terrace (TCE) and multi family strata (MFS) lots is based on forzi flats on rear loaded terraces and the development of the maximum number of dwellings on MFS lots.

DENSITY calculations include the area of residential lots, local roads and local parks.

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.

NOTE:
The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PRECINCT ONE NORTH VILLAGE EXTENSION RECONFIGURATION OF A LOT

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