



Key

	Application Area	73.69Ha
	Residential	24.6Ha (830 dwellings @ 33.8D/Ha)
	Public Open Space	22.5Ha
	Land Required for LTC	19.2Ha
	Primary school	1.5Ha
	School expansion space	0.8Ha
	Sports field	1.8Ha
	Health care	0.3Ha
	Mixed-use	0.04Ha
	Area of sensitively designed rear gardens to support the amenity of existing houses	

	sq m	ha	Density	Total no of units
Residential to include	1	78,637	7.9	264
	2	11,178	1.1	37
	3	17,294	1.7	58
	4	4,758	0.5	16
	5	8,190	0.8	27
	6	24,874	2.5	83
	7	6,077	0.6	20
	8	33,979	3.4	114
	9	18,423	1.8	62
	10	40,825	4.1	137
	11	1,369	0.1	5
<b>Total</b>		<b>24.6</b>	<b>33.8</b>	<b>830</b>

POS contains a range of			
A	112,122	11.2	
B	34,890	3.5	
C	1,929	0.2	
D	20,550	2.1	
E	13,309	1.3	
F	1,728	0.2	
G	2,324	0.2	
H	9,337	0.9	
I	25,265	2.5	
J	2,011	0.2	
K	1,418	0.1	
<b>Total</b>		<b>22.5</b>	

Unavailable due to CPO	CPO1	191,609	19.2
<b>Total</b>			<b>19.2</b>

Parameter Plan 1 - Land Use and Amount - Option 1