

Summary Land Use Budget

Description	PSP 1240		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	245.96		
Transport			
Arterial Road - Widening and Intersection Flaring (DCP land)	0.95	0.39%	0.51%
Sub-total Transport	0.95	0.4%	0.51%
Community & Education			
Local Community Facility (DCP land)	1.20	0.49%	0.64%
Sub-total Community & Education	1.20	0.5%	0.6%
Open Space			
Service Open Space			
Conservation Reserve	9.70	3.94%	5.20%
Waterway and Drainage Reserve	28.06	11.41%	15.04%
Other	1.21	0.49%	0.65%
Sub-total Service Open Space	38.97	15.84%	20.89%
Credited Open Space			
Local Network Park (via CI 52.01)	18.26	7.4%	9.79%
Sub-total Credited Open Space	18.26	7.4%	9.79%
Total All Open Space	57.23	23.3%	30.67%
Residential Density Lot Size 500-600m2	10.26	4.17%	5.50%
Residential Density Lot Size 600-900m2	136.19	55.37%	72.99%
Residential Density Lot Size 1500-2000m2	38.03	15.46%	20.38%
TOTAL NET DEVELOPABLE AREA - (NDA) Ha	186.58	75.86%	
NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha	184.48	75.00%	
NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) Ha	2.10		

BREAKDOWN OF CREDITED OPEN SPACE (ONLY REQUIRED IF NDAE CONTAINS SOME OPEN SPACE)

Description	PSP 1240	
	Hectares	% of NDAR
Residential Local Open Space (expressed as % of NDAR)		
DCP Sportfields	0.00	0.00%
Local Network Park (via CI 52.01)	18.26	9.90%
Sub-total	18.26	9.90%
Employment Local Open Space (expressed as % of NDAE)		
Local Parks (passive open space) commercial	0.00	0.00%
Local Parks (passive open space) industrial	0.00	0.00%
Local Parks (passive open space) Active Mixed Use	0.00	0.00%
Sub-total	0.00	#DIV/0!
Total Open Space	18.26	#DIV/0!

INTERNAL REFERENCE ONLY - NOT IN PUBLIC DOCUMENT

Description	PSP		
	NDA (Ha)	Dwell / NDHa	Dwellings
Residential			
Totals Residential Yield Against NDA	184.48	16	2,952
Anticipated population @ 2.54 persons per dwelling			4,524
Residential Density Lot Size 500-600m2	10.26	14.50	149
Residential Density Lot Size 600-900m2	136.19	10.70	1,457
Residential Density Lot Size 1500-2000m2	38.03	4.60	175
TOTAL NET DEVELOPABLE AREA - (NDA) Ha	184.48		1,781