menangle
anglican retirement villages
site area
  total site  26.28ha
  Developable Area.  Approx 14ha

Yield
(presuming multi-storey options)  key
  RACF  3x 144 beds  = 432 beds  1
  ILUs.  Terrace apts  = 112 x 3B  2
        Courtyard apts  = 192 x 2B  3
        Small lot Houses.  = 40   4
  Church and community hall, etc  5
  Consulting services, shop, hair dresser  6
  Mens’ Shed, and recreational facilities  7
  walking trails

notes:
This presumes a fairly ‘urban’ built form around the village centre, with multi-
storey buildings (2-3 storey) stepping up the hillside with access off multiple
levels.
The small lot ILUs could be more dense than calculated, currently occupying
approx 450m2 lots. This could come down a lot and potentially double the
small lot yield.

yield calculations

preliminary concept analysis  | 2 nov 2015

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village square

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