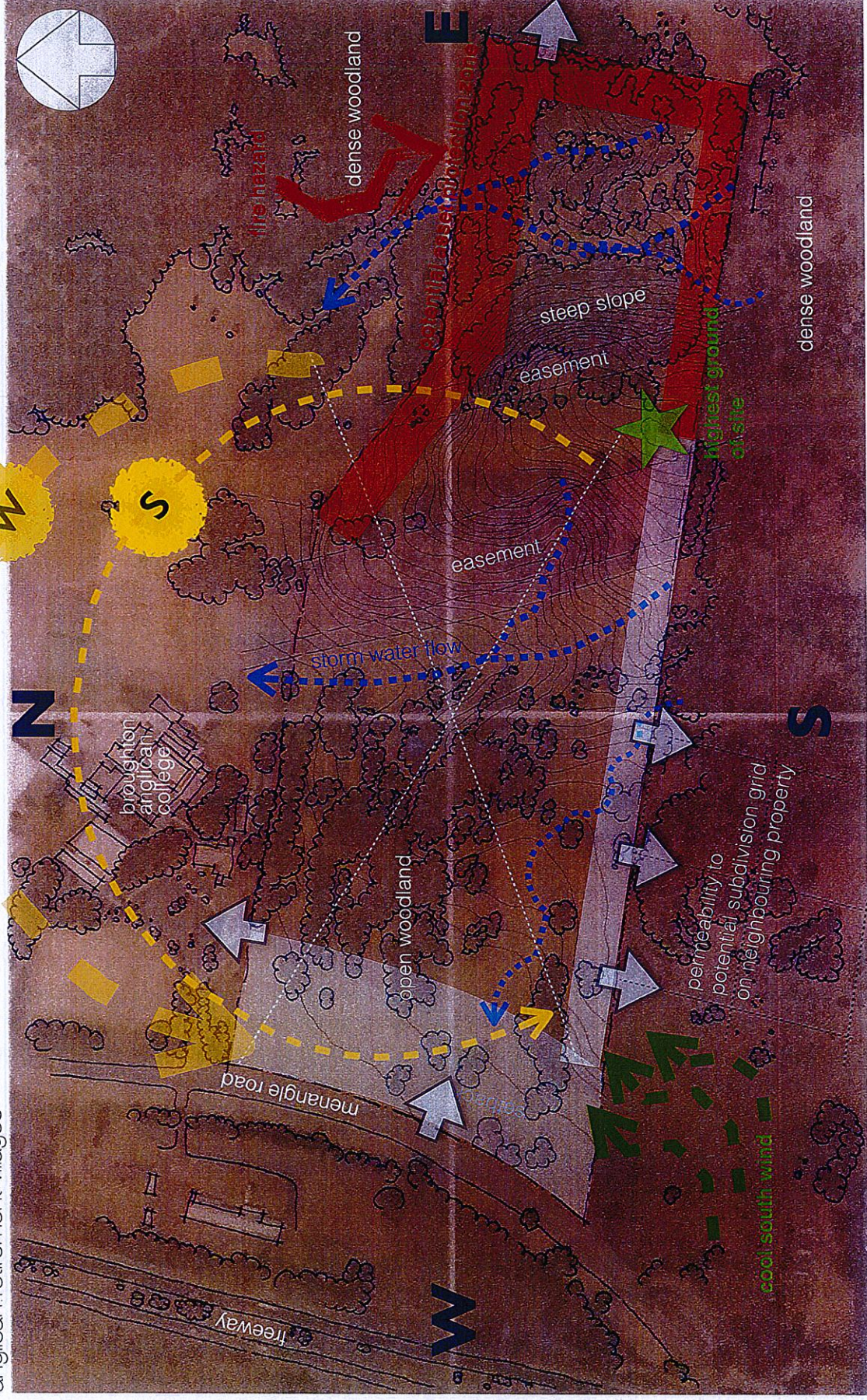


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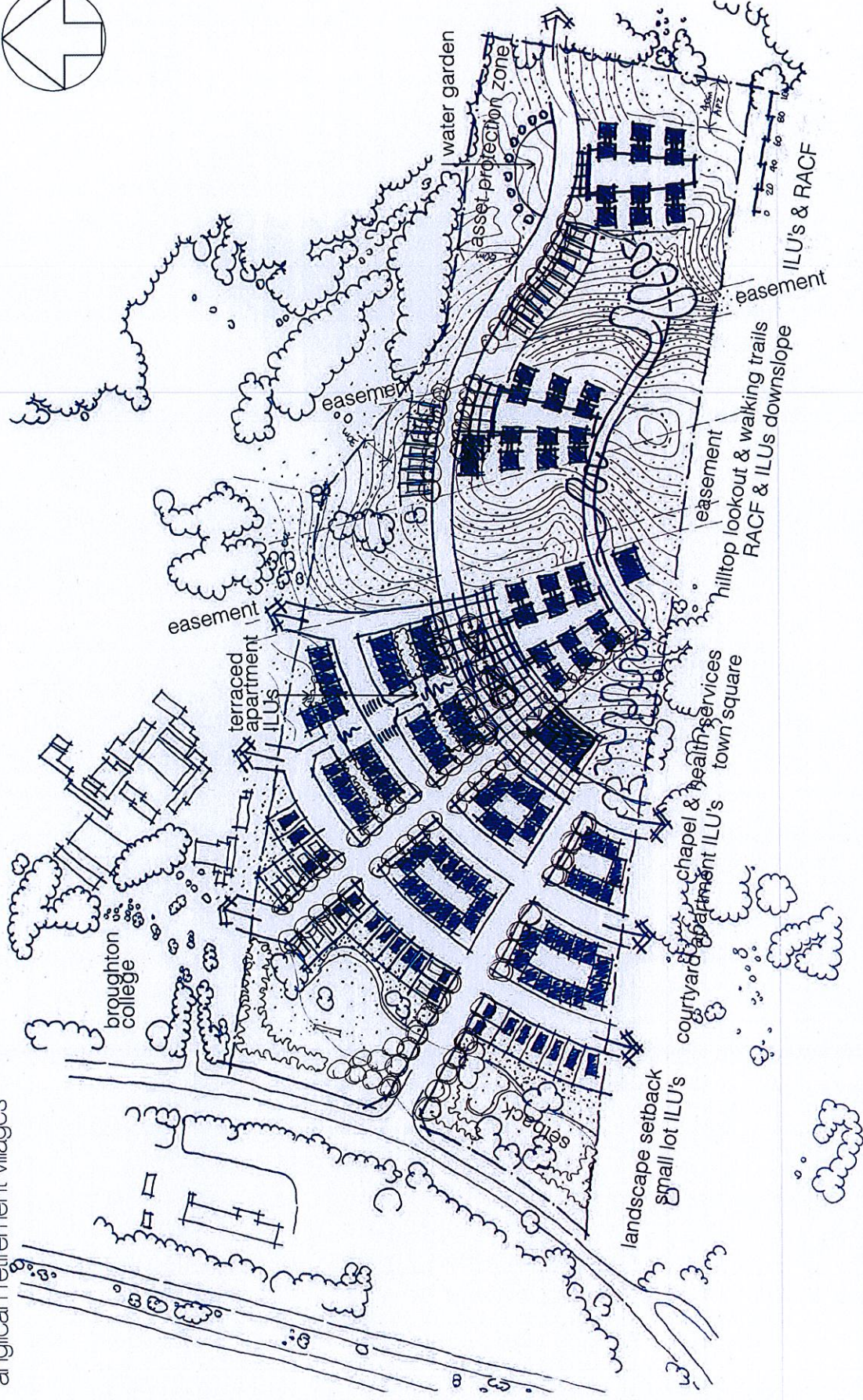
constraints & opportunities

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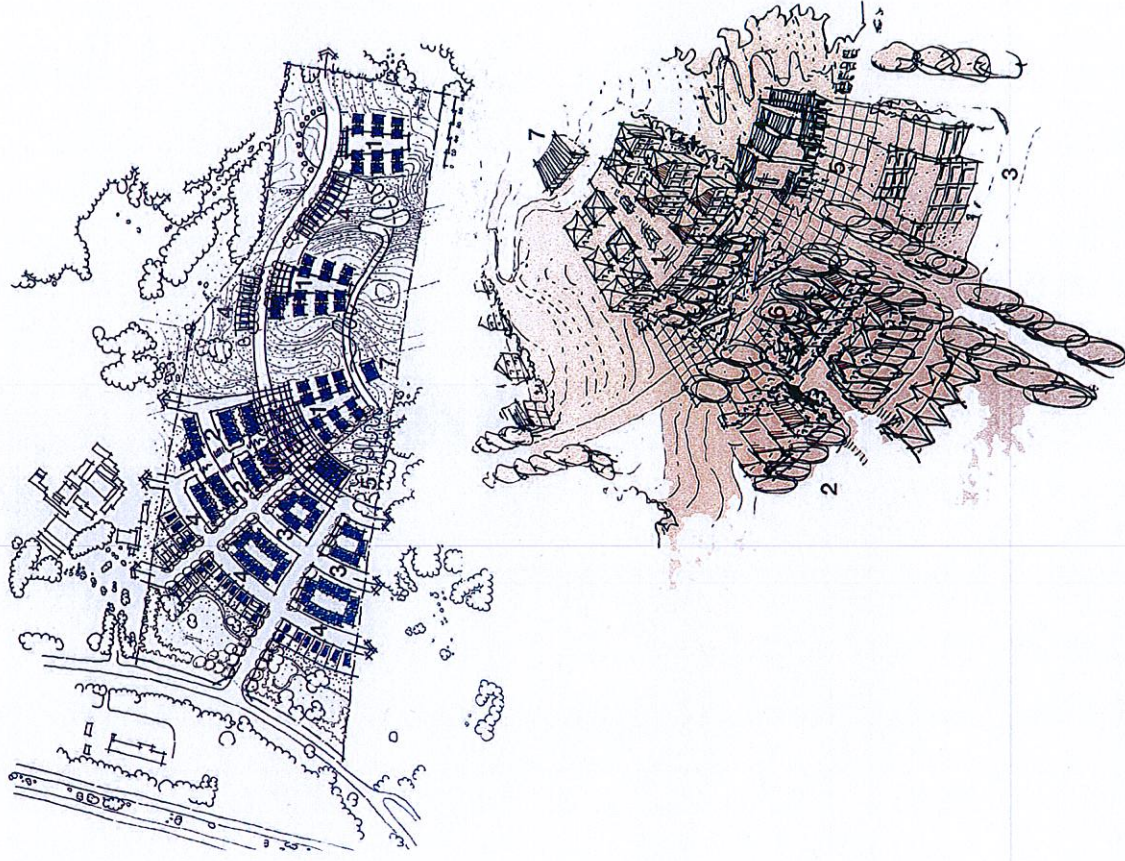
site area
total site 26.26ha
Developable Area. Approx 14ha

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 walking trails	7

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

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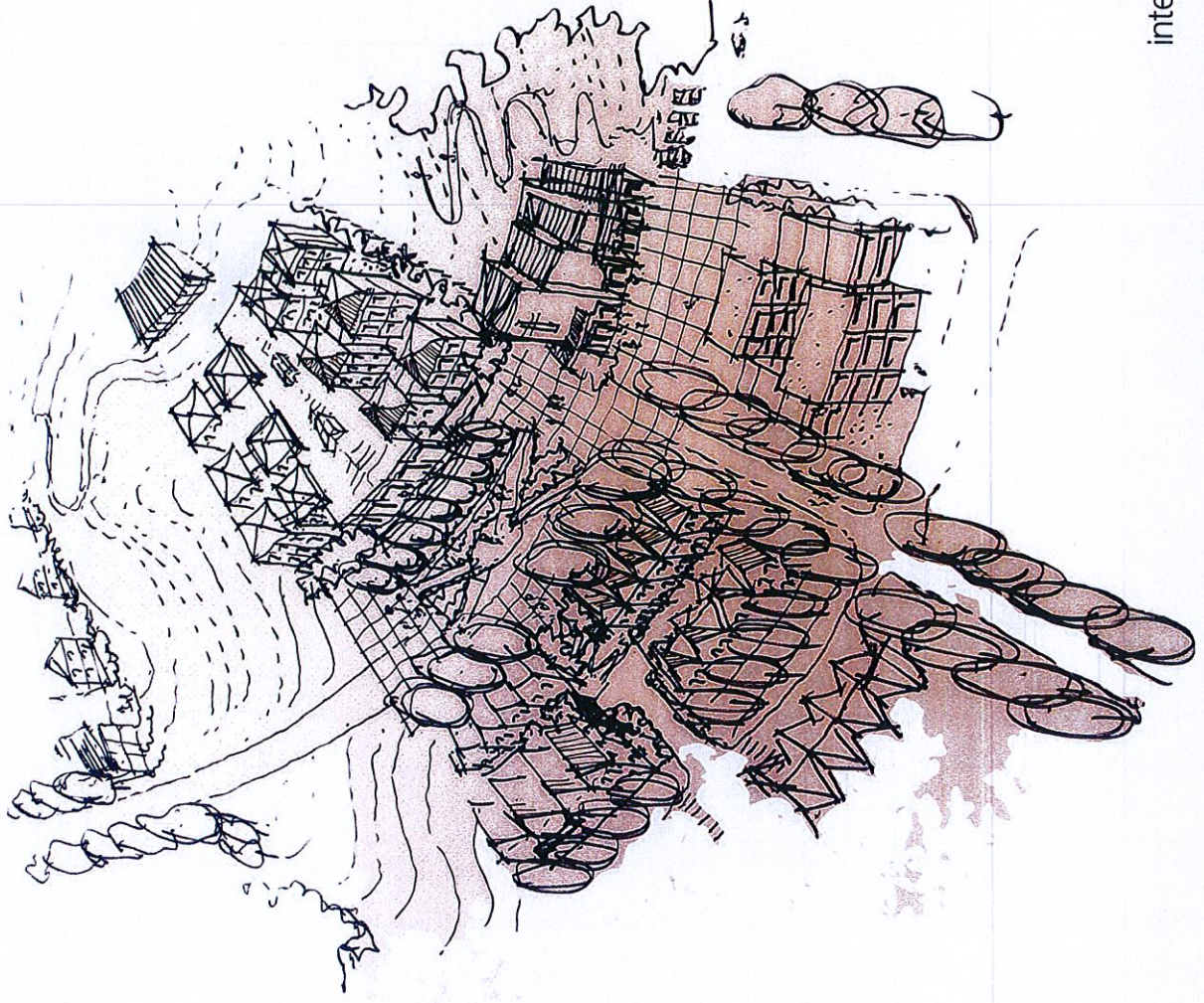


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village square

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