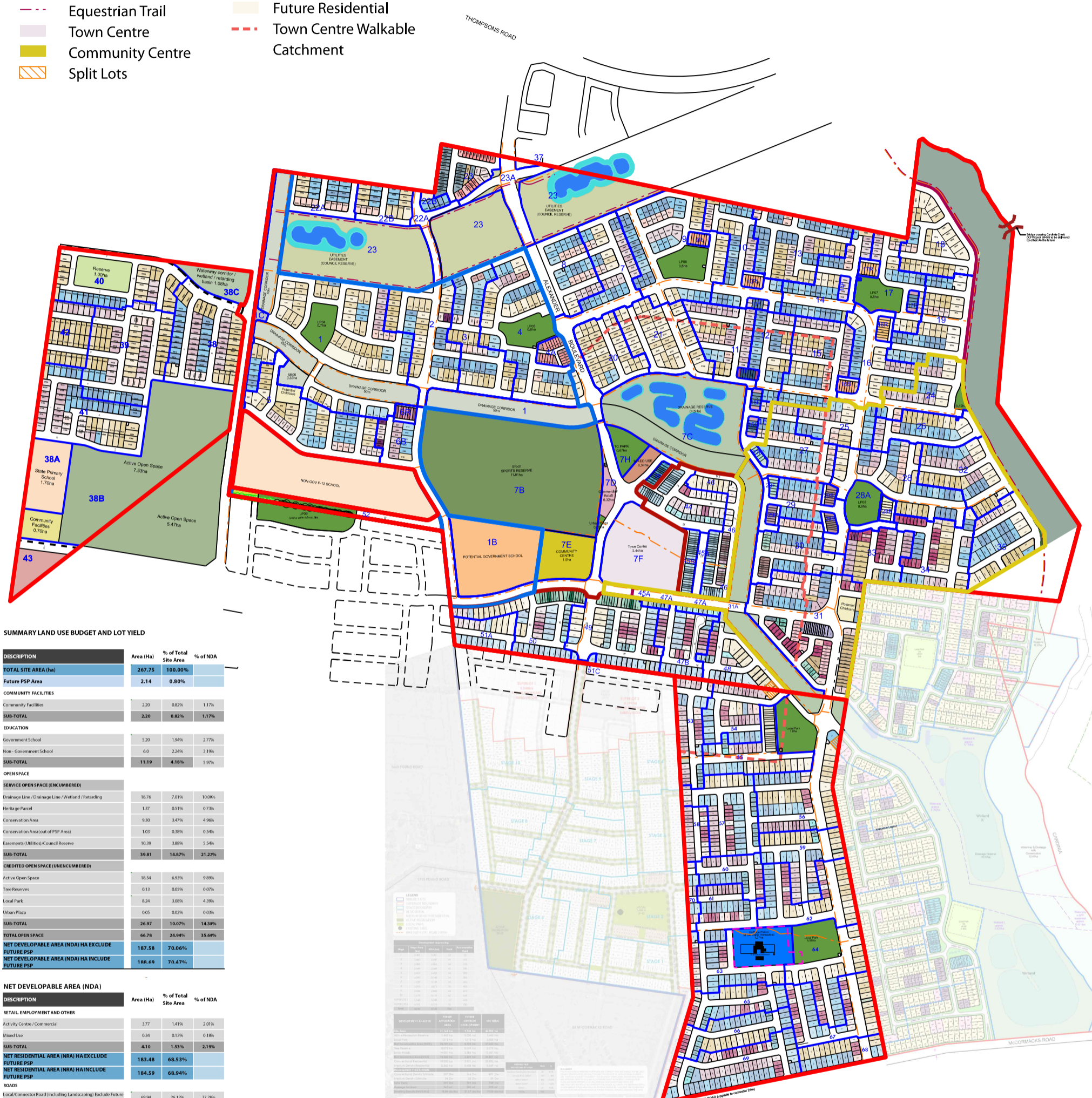


LEGEND

- Site Boundary
- Precinct 1 Boundary
- Precinct 2 Boundary
- Precinct 3 Boundary
- Precinct 4 Boundary
- Stage Boundaries
- - - Heritage Overlay
- - - Shared Path
- - - Equestrian Trail
- Town Centre
- Community Centre
- Split Lots
- Schools
- Mixed Use
- Utilities Easement
- Conservation Area
- Drainage/Waterways
- Sports Reserve
- Local Parks
- Tree Reserve
- Future Residential
- Town Centre Walkable Catchment



SUMMARY LAND USE BUDGET AND LOT YIELD

DESCRIPTION	Area (Ha)	% of Total Site Area	% of NDA
TOTAL SITE AREA (ha)	267.75	100.00%	0.80%
Future PSP Area	2.14	0.80%	0.80%
COMMUNITY FACILITIES			
Community Facilities	2.20	0.82%	1.17%
SUB-TOTAL	2.20	0.82%	1.17%
EDUCATION			
Government School	5.20	1.94%	2.77%
Non-Government School	6.0	2.24%	3.19%
SUB-TOTAL	11.19	4.18%	5.97%
OPEN SPACE			
SERVICE OPEN SPACE (ENCUMBERED)			
Drainage Line / Drainage Line / Wetland / Retarding	18.76	7.01%	10.00%
Heritage Parcel	1.37	0.51%	0.73%
Conservation Area	9.30	3.47%	4.96%
Conservation Area (out of PSP Area)	1.03	0.38%	0.54%
Easements (Utilities/Council Reserve)	10.39	3.88%	5.54%
SUB-TOTAL	39.81	14.87%	21.22%
CREDITED OPEN SPACE (UNENCUMBERED)			
Active Open Space	18.54	6.93%	9.89%
Tree Reserves	0.13	0.05%	0.07%
Local Park	8.24	3.08%	4.39%
Urban Plaza	0.05	0.02%	0.03%
SUB-TOTAL	26.97	10.07%	14.31%
TOTAL OPEN SPACE	66.78	24.94%	35.64%
NET DEVELOPABLE AREA (NDA) HA EXCLUDE FUTURE PSP	187.58	70.06%	
NET DEVELOPABLE AREA (NDA) HA INCLUDE FUTURE PSP	188.60	70.47%	

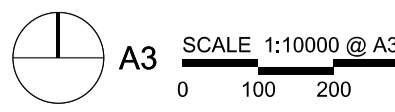
NET DEVELOPABLE AREA (NDA)

DESCRIPTION	Area (Ha)	% of Total Site Area	% of NDA
RETAIL EMPLOYMENT AND OTHER			
Activity Centre / Commercial	3.77	1.41%	2.01%
Mixed Use	0.34	0.13%	0.18%
SUB-TOTAL	4.10	1.53%	2.19%
NET RESIDENTIAL AREA (NRA) HA EXCLUDE FUTURE PSP	183.48	68.53%	
NET RESIDENTIAL AREA (NRA) HA INCLUDE FUTURE PSP	184.59	68.94%	
ROADS			
Local/Connector Road (including Landscaping) Exclude Future PSP	69.94	26.12%	37.20%
Local/Connector Road (including Landscaping) Include Future PSP	70.24	26.23%	37.22%
SUB-TOTAL	69.94	26.12%	37.20%
RESIDENTIAL			
Residential Exclude Future PSP	113.54	42.41%	60.17%
Residential Include Future PSP	114.35	42.71%	60.69%
SUB-TOTAL	113.54	42.41%	60.17%

YIELD

	LOTS	AVERAGE LOT SIZE (m ²)	DENSITY (dw/NDA)	RESIDENTIAL AREA (HA)	NDA
Precinct 1	365	395	14	14.41	25.64
Precinct 2	811	379	16	39.72	51.99
Precinct 3	638	328	19	29.91	33.89
Precinct 4	399	277	23	11.07	17.38
95 Micromacks Future PSP	749	325	20	24.33	36.66
Future PSP	14	575	13	0.81	1.11
Walkable Catchment	844	314	18	26.48	47.72
Outside of Walkable Catchment	2422	313	18	75.77	136.87
T65 Smiths Lane	290	417	16	12.10	17.42
TOTAL	3246	350	18	114.35	184.59

Note:
 Split lots are excluded from the yield table.
 - Town Centre, Commercial and Mixed Use are excluded from the NDA of yield table.



Overall Masterplan

Smiths Lane by Mirvac

