

LEGEND

- Site Boundary

Precinct 4 Boundary

Stage Boundary

TC Walkable Catchment

Shared Path

Left in/Left out

Substation

Road Landscape
- Connector Road - 25m

Access Road - 21m

Access Road - 16m

Access Road - 14.5m

Laneway - 8m

Indicative Medium Density Layout

SLHC Type A

SLHC Type B

Conventional Lot

- 8.5m x 16m

10.5m x 16m

11m x 16m

12.5m x 16m

14m x 16m

16m x 16m

8.0m x 21m

8.5m x 21m

10.5m x 21m

12.5m x 21m

14m x 21m
- 8.5m x 25m

10.5m x 25m

12.5m x 25m

14m x 25m

12.5m x 28m

14m x 28m

16m x 28m

10.5m x 32m

12.5m x 32m

14m x 32m

16m x 32m

Medium Density

- 4.5m x 20m RL

6m x 20m RL

8-10m x 20m RL

4.5m x 26m

6m x 26m

8m x 26m

4.5m x 29m

6m x 29m

8-10m x 29m

* RL stands for Reverse Living

* Building Envelope Plan will be provided to ensure consistent setback with Small Lot Housing Code lots

Note:

- Split lots are excluded from 'Residential Lot Mix' and 'Stage Sequencing.'
- All shared paths are to be provided with dedicated priority crossing at all local street.
- Subdivision of Medium Density Stages cannot progress before the subdivision of their Relevant Stage, as nominated in the Medium Density Stage Sequencing table, or otherwise agreed by the responsible authority.
- All court bowls to be designed in accordance with the VPA Engineering Design and Construction Manual Figure 005 or to the satisfaction of the Responsible Authority.
- All utility service substation / kiosk sites must not be located on any land identified as public open space or to be used for any Municipal purpose, unless otherwise agreed by the Responsible Authority.
- Traffic calming measures (i.e raised wombat crossing) to the road and laneway for the green link from the drainage reserve in the east to the town centre in the west in Stages 44, 46B and 48.
- Stage 45A will be delivered with 31A, completion Dec 26-Feb 27

SUMMARY LAND USE BUDGET AND LOT YIELD

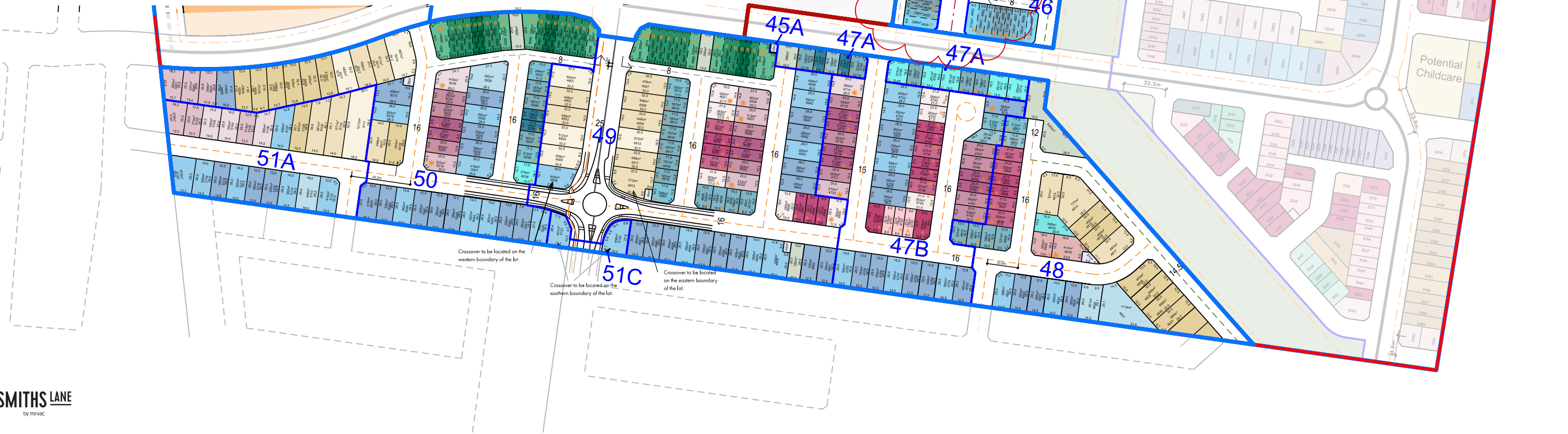
DESCRIPTION	Area (Ha)	% of Total Site Area	% of NDA
TOTAL SITE AREA (ha)	16.92	100.00%	
NET DEVELOPABLE AREA (NDA) HA	16.92	100.00%	
ROADS			
Connector Road	0.41	2.43%	2.43%
Local Streets + Road Landscape + Substation	4.91	29.00%	29.00%
Laneway + Laneway Landscape	0.72	4.25%	4.25%
SUB-TOTAL	6.04	35.67%	35.67%
RESIDENTIAL			
Residential	11.07	65.40%	65.40%
SUB-TOTAL	11.07	65.40%	65.40%

RESIDENTIAL LOT MIX

DESCRIPTION	Area (Ha)	No. of Lots	Average Lot Size (m2)	% of total lots	
CONVENTIONAL RESIDENTIAL					
Residential - <300m2	2.64	119	222	30%	
Residential - 300-500m2	5.14	134	384	34%	
Residential - 500-600m2	0.52	10	519	3%	
Residential - >600m2	0.48	6	792	2%	
SUB-TOTAL	8.78	269	326	67%	
MEDIUM DENSITY RESIDENTIAL - INDICATIVE					
20m Depth Rear Loaded+Reverse Living	0.24	20	119	5%	
26m Depth Rear Loaded	1.19	79	151	20%	
29m Depth Rear Loaded	0.62	32	195	8%	
SUB-TOTAL	2.05	131	157	33%	
TOTAL	10.83	400	271	100%	
Area (Ha)	16.92	Dwellings	400	Dwell / NDA (ha)	24

STAGE SEQUENCING

Stage	Conventional Lots	Medium Density Lots	Cumulative Total
Stage 44	32	23	55
Stage 45A	0	0	55
Stage 45B	0	26	81
Stage 47A	13	0	94
Stage 47B	47	0	141
Stage 46	13	50	204
Stage 48	31	0	235
Stage 49	61	14	310
Stage 50	50	18	378
Stage 51A	20	0	398
Stage 51C	2	0	400
TOTAL	269	131	400



SMITHS LANE
by mirvac



A3

SCALE 1:3000 @ A3

0 30 60 150m

Precinct 4 - Detailed Design

Smiths Lane by Mirvac

PROJ/DRG NO.0316-0434-00-U-08 D001

REV 63 DRAWN MH

CHKD NC

APP'D NC

DATE 24.04.2026

Tract

LEGEND

- Site Boundary
- Precinct 4 Boundary
- Local Park
- Tree Reserve
- Trees to be Retained
- TC Walkable Catchment
- Shared Path
- Left in/Left out
- Indicative Medium Density Layout

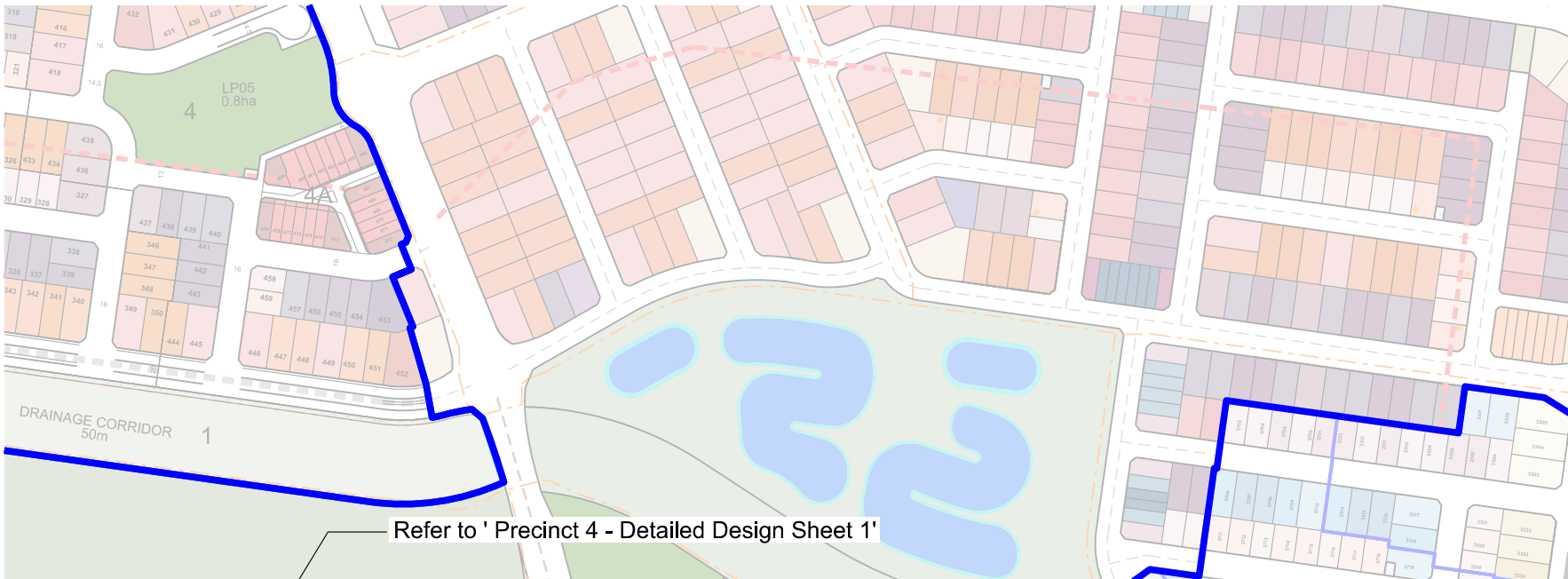
Conventional Lot

- 8.5m x 16m
- 10.5m x 16m
- 11m x 16m
- 12.5m x 16m
- 14m x 16m
- 16m x 16m
- 8.0m x 21m
- 8.5m x 21m
- 10.5m x 21m
- 12.5m x 21m
- 14m x 21m
- 8.5m x 25m
- 10.5m x 25m
- 12.5m x 25m
- 14m x 25m
- 12.5m x 28m
- 14m x 28m
- 16m x 28m
- 10.5m x 32m
- 12.5m x 32m
- 14m x 32m
- 16m x 32m

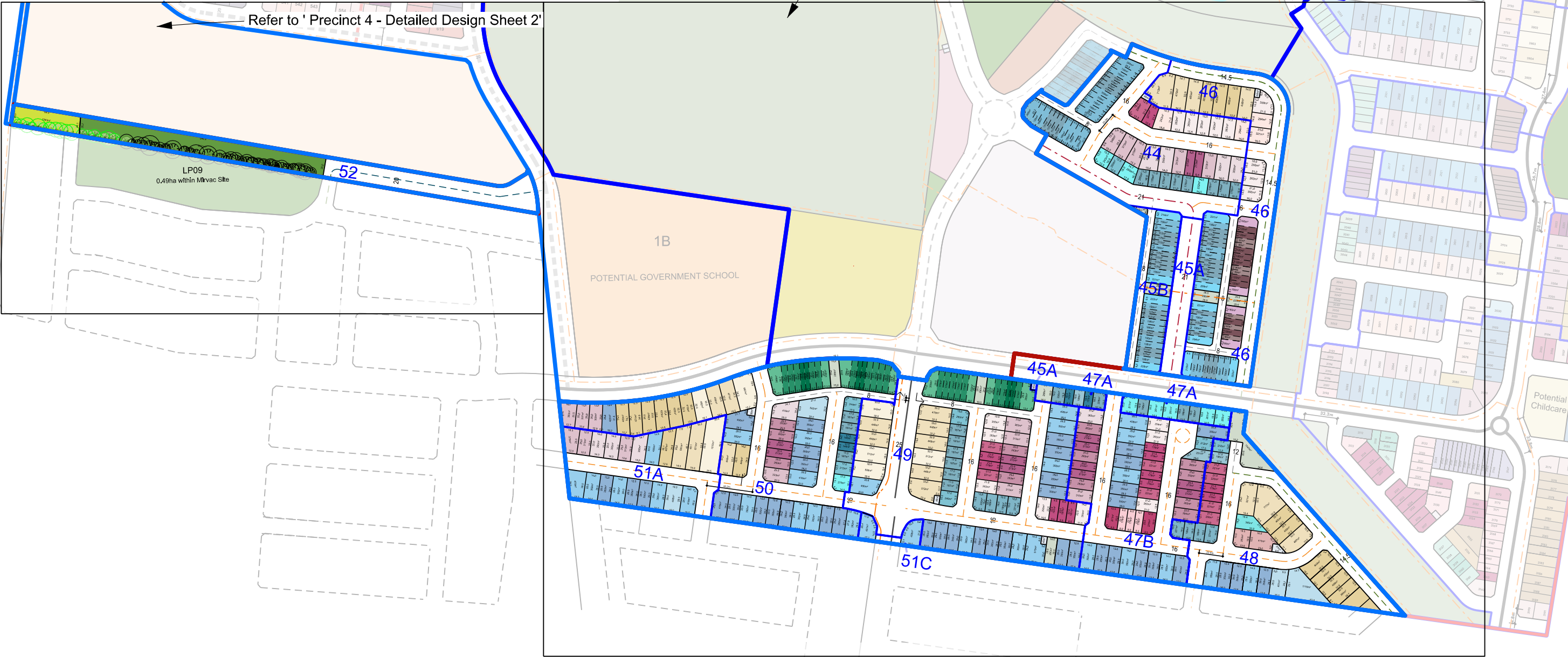
Medium Density

- 4.5m x 20m RL
- 6m x 20m RL
- 8-10m x 20m RL
- 4.5m x 26m
- 6m x 26m
- 8m x 26m
- 4.5m x 29m
- 6m x 29m
- 8-10m x 29m

* RL stands for Reverse Living



Refer to 'Precinct 4 - Detailed Design Sheet 1'



Refer to 'Precinct 4 - Detailed Design Sheet 2'

SMITHS LANE
by mirvac



A3

SCALE 1:4000 @ A3

0 40 80 200m

Precinct 4 - Detailed Design Cover Sheet

Smiths Lane by Mirvac

PROJ/DRG NO.316-434-00-U-08-DR001

REV16 DRAWN MH

CHKD NC

APP'D NC

DATE 24.04.2026

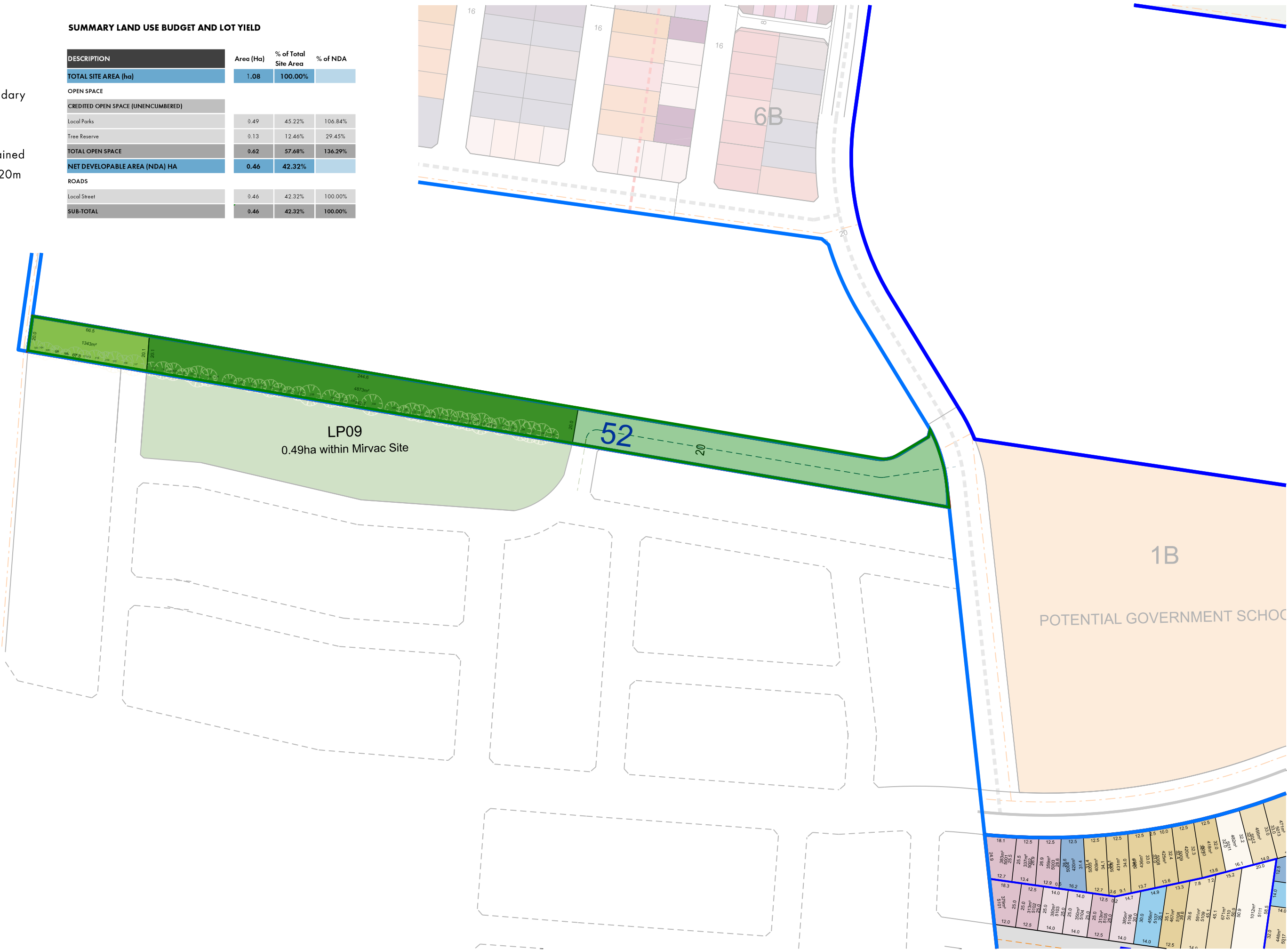
Tract

LEGEND

- Site Boundary
- Precinct 4 Boundary
- Local Park
- Tree Reserve
- Trees to be Retained
- Access Road - 20m

SUMMARY LAND USE BUDGET AND LOT YIELD

DESCRIPTION	Area (Ha)	% of Total Site Area	% of NDA
TOTAL SITE AREA (ha)	1.08	100.00%	
OPEN SPACE			
CREDITED OPEN SPACE (UNENCUMBERED)			
Local Parks	0.49	45.22%	106.84%
Tree Reserve	0.13	12.46%	29.45%
TOTAL OPEN SPACE	0.62	57.68%	136.29%
NET DEVELOPABLE AREA (NDA) HA	0.46	42.32%	
ROADS			
Local Street	0.46	42.32%	100.00%
SUB-TOTAL	0.46	42.32%	100.00%



SMITHS LANE
by mirvac



A3

SCALE 1:2000 @ A3

0 20 40 100m

Precinct 4 - Detailed Design Sheet 2

Smiths Lane by Mirvac

PROJ/DRG NO.316-0434-00-U-X8-D001

REV02 DRAWN MH

CHKD NC

APP'D NC

DATE 12.01.2026

Tract