



LEGEND

- SCHOOL SITE BOUNDARY
- NEW CROWN LEASE
- URBAN OPEN SPACE LAND USE
- COMMUNITY FACILITY LAND USE
- RELEASED FOR DEVELOPMENT
- DEDICATED PUBLIC OPEN SPACE

OPTION 3A (Area potentially available for development = 2.3ha)	
Development Type	Potential Yield
Low Density detached housing	18-25 houses
Courtyard Housing	25-35 houses
'Villa' Style Medium Density Housing	45-70 units
'Compact' Housing	70-90 dwellings
'Townhouse' style Medium Density Housing	90-110 units
Apartment style housing	180-230 units
Mixed Use Development	Retail/Commercial/Residential
Aged Care Development	Nursing Home / Hostel / Supportive Housing

3a



DOWNER
OPTION 3A

New Opportunities
For Local Communities
New Uses for Former School Sites