



- SHOPS
- COMMUNITY FACILITY
- MULTI UNIT RESIDENTIAL BUILDINGS
- TOWNHOUSES
- URBAN OPEN SPACE LAND USE
- RESIDENTIAL LAND USE
- COMMUNITY FACILITY LAND USE
- KEY PATHS
- NEW CROWN LEASE BOUNDARY

Description:

- Retain majority of mature trees in the site
- Use areas of major tree plantings as the basis for smaller public parks
- Subdivide site
- Develop the site: in this example, the area overlooking oval for town houses, the area nearest the shops for single storey aged housing, the remainder of site for 2-3 storey multi unit residential (which could incorporate a percentage of affordable and / or community housing)
- Provide access road to provide address and access to site
- Provide visitor parking within site

Potential Yield based on the Illustrative Plan:

Block A

- Multi Unit Residential
- Assumed Plot Ratio 0.5 maximum
- Parking for residents plus visitors on street

Block B

- Townhouse blocks 10 x 30 (300m²)
- Parking for residents required plus visitors on street

Block C

- Single storey aged care or other housing
- Parking for residents plus visitors on street

Block D, E and F

- Retain as dry grass urban open spaces.

OPTION 04 ILLUSTRATIVE PLAN: REDEVELOPMENT OF SCHOOL SITE
FORMER SCHOOL SITES - FUTURE USE OPTIONS STUDY