



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 = 2.9 ha)	
Development Type	Potential yield
Low Density Detached Housing	25.30 Houses
Courtyard Housing	30-45 Houses
'Villa' Style Medium Density Housing	60-90 Units
'Compact' Housing	90-180 Dwellings
'Townhouse' Style Medium Density Housing	120-150 Units
Apartment Style Housing	230-290 units
Mixed Use Development	Retail / Commercial / Residential / Community Uses / Open Space
Aged Care Development	Nursing Home / Hostel / Supportive Housing

3a



**MELROSE
OPTION 3A**

New Opportunities
For Local Communities
New Uses for Former School Sites