



**LEGEND**

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

Option 4 (Area potentially available for development = 3.4 ha)	
Development Type	Potential yield
Low Density Detached Housing	30-35 Houses
Courtyard Housing	35-50 Houses
'Villa' Style Medium Density Housing	70-100 Units
'Compact' Housing	100-130 Dwellings
'Townhouse' Style Medium Density Housing	130-170 Units
Apartment Style Housing	270-340 Units
Mixed Use Development	Retail / Commercial / Residential / Community Uses / Open Space
Aged Care Development	Nursing Home / Hostel / Supportive Housing

4



**MELROSE  
OPTION 4**

**New Opportunities**  
For Local Communities  
New Uses for Former School Sites