

SOUTH CREEK WEST BRINGELLY SUB-PRECINCT 2 (PRECINCT 2)

URBIS
REVISED FINAL ILP - REV K FINAL
6-Sep-23

Precinct	Site Area (HA)	Net Developable Area (Residential)
CKDI Land	75.77	50.03
Other Land	114.89	63.74
Total	190.66	113.76

YIELD CALCULATIONS - REV K

Land Use		Density (Dw/HA)		CKDI - 1037 TNR & 37 Belmore Road		Yield		Other		Other Land Yield		Total			
		Min	Max	Area (HA)	% of Land	Min. Yield	Max. Yield	Area (HA)	% of Land	Min. Yield	Max. Yield	Area (HA)	% of Land	Min. Yield	Max. Yield
	Enviornmental Living	0	10	2.47	5%	0	25	0.00	0%	0	0	2.5	2%	0	25
	Low Density Band 1	10	20	11.06	22%	111	221	25.67	40%	257	513	36.7	32%	367	735
	Low Density Band 2	20	25	19.61	39%	392	490	14.34	23%	287	359	34.0	30%	679	849
	Medium Density Band 1	25	35	10.77	22%	269	377	16.01	25%	400	560	26.8	24%	669	937
	Medium Density Band 2	35	60	3.79	8%	133	228	5.37	8%	188	322	9.2	8%	321	549
	Village Centre (2-3 Storeys Apartment above podium)	0	60	2.33	5%	0	140	2.35	4%	0	141	4.7	4%	0	280
TOTAL				50.03	100%	905	1,480	63.74	100%	1,132	1,895	113.76	100%	2,036	3,375

Area (HA): Net Developable Area includes half of the road

	Low Density Band 1	Low Density Band 2
Detached Large (1000 - 450)	25%	10%
Detached (450 - 350)	75%	80%
Attached -Semi detached / Rear (350 - 150)		10%
Units		
	100%	100%

Medium Density Band 1	Medium Density Band 2	Village Centre (2-3 Storeys Apartment above podium)
5%		
50%	30%	
45%	50%	
	20%	100%
100%	100%	100%

People / Dw	Dwelling Type	Enviornmental Living	Low Density Band 1	Low Density Band 2
3.6	Detached Large (1000 - 450)	2	184	85
3.4	Detached (450 - 350)		551	679
2.9	Attached -Semi detached / Rear (350 - 150)			85
2.3	Units			
		2	735	849

Medium Density Band 1	Medium Density Band 2	Village Centre (2-3 Storeys Apartment above podium)	Total Yield	% Yield	Total Population
47			315	9%	1,135
469	165		1,864	56%	6,336
422	275		781	23%	2,266
	110	280	390	12%	898
937	549	280	3,351		10,635

Open Space Requirements (WSP)
Quantum of open space 2.83 HA / 1,000p
Total Required 30.10 HA

Open Space	Total Area (HA)
Playing Fields	16.04
Local Parks	4.70
Open Space - Tree Retention (RE1 zone)	7.29
Open Space - Tree Retention (C2 Zone)	1.49
TOTAL OPEN SPACE	29.51
Investigation Area - Conservation (C2 Zone)	1.11
SP2 Drainage	3.34
Riparian Corridor - TOTAL	14.00
Basin	1.08
Bio retention raingardens	1.08
Sub-Arterial Roadway	9.39
TOTAL	30.01
Required Open Space	30.10
Difference with Total Proposed OS	0.53