

Section 96a Summary Land Budget and Lot Mix Template
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DESCRIPTION		
PSP Area		
	Hectares	% of Total Precinct
TOTAL PRECINCT AREA (ha)	43.320	100.0%
Transport		
Connector Road - Fongeo Drive and Nth/ Sth Connection Point	0.00	0.00%
Cook South PSP	0.00	0.00%
Sub-total		
Community Facilities		
Community Facilities	0.00	0.00%
Sub-total		
Government Education		
Government Education	0.00	0.00%
Sub-total		
Open Space		
Encumbered Land Available for Recreation		
Waterway / Drainage Line / Wetland / Retarding	1.07	2.47%
Flora and Fauna Conservation	6.49	14.98%
Reserve 3 (Wetlands)	0.82	1.89%
Sub-total	8.38	19.35%
Unencumbered Local Open Space		
Active Open Space	0.00	0.0%
Passive Open Space (Reserves 1, 2, 4 and 5) + Pedestrian Link+ Point Cook Council Reserve	1.56	3.6%
Sub-total	1.56	3.6%
Unencumbered Regional Open Space		
Regional Active Open Space	0.00	0.0%
Regional Passive Open Space	0.00	0.0%
Sub-total		
Subtotal All Encumbered & Unencumbered Land Available for recreation	9.94	23.0%
Other		
Non-government schools	0.00	0.00%
Other	0.00	0.00%
Sub-total		
TOTAL NET DEVELOPABLE AREA (NDA) ha	33.38	77.05%

Net residential Area

Description	Area ha	% of NDA
Local Streets Area + Connector Road (Fongeo Drive)	10.25	30.71%
Local Town Centre Retail / Commercial Component - less Local Streets (only as applicable)	0.00	0.00%
Net residential Area (Residential lots)	23.13	69.29%

Dwelling Yield and Lot Mix

Residential Lot Schedule	Area Ha (Net Residential Area)	Lots (Qty)	Area as % of Net Residential Area
Above 501m ²	0.00	0	0.0%
401-500m ²	0.00	0	0.0%
301-400m ²	0.00	0	0.0%
200-300m ²	0.00	0	0.0%
Below 200m ²	0.00	0	0.0%
Multi Unit development Sites (Super-lots)	0.00	0	0.0%
Local Town Centre Residential Component	0.00	0	0.0%
Totals	0.00	0.00	0%

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DESCRIPTION			96A Application Area		
	Hectares	% of Total Precinct		% of NDA	
TOTAL PRECINCT AREA (ha)	11.630	100.0%			
Sub-total	0.00				
Transport					
Sub-total	0.00	0.00%	0.00%	0.00%	0.00%
Community Facilities					
Community Facilities	0.00	0.00%	0.00%	0.00%	0.00%
Sub-total	0.00	0.00%	0.00%	0.00%	0.00%
Government Education					
Government Education	0.00	0.00%	0.00%	0.00%	0.00%
Sub-total	0.00	0.00%	0.00%	0.00%	0.00%
Open Space					
Encumbered Land Available for Recreation					
Sub-total	0.00	0.00%	0.00%	0.00%	0.00%
Unencumbered Local Open Space					
Active Open Space		0.0%	0.00%		
Passive Open Space	0.69	5.9%	6.30%		
Point Cook Road Council Reserve	0.04	0.3%	0.37%		
Sub-total	0.73	6.3%	6.67%		
Unencumbered Regional Open Space					
Regional Active Open Space	0.00	0.0%	0.00%		
Regional Passive Open Space	0.00	0.0%	0.00%		
Sub-total	0.00	0.00%	0.00%		
Sub-total all Unencumbered Open Space					
	0.00	0.0%	0.00%		
Subtotal All Encumbered & Unencumbered Land Available for recreation					
	0.73	6.3%	6.67%		
Other					
Non-government schools	0.00	0.00%	0.00%		
Other	0.00	0.00%	0.00%		
Sub-total	0.00	0.00%	0.00%		
TOTAL NET DEVELOPABLE AREA (NDA) ha	10.90	93.74%			

Net residential Area

Description	Area ha	% of NDA
Connector and Local Streets Area & Connector Road (Fongeo Drive)	4.41	40.47%
Local Town Centre Retail / Commercial Component - less Local Streets (only as applicable)	0.00	0.00%
Net residential Area (Residential lots)	6.49	59.53%

Dwelling Yield and Lot Mix

Residential Lot Schedule	Area Ha (Net Residential Area)	Lots (Qty)	Area as % of Net Residential Area	% of lots	Average lot size
Above 501m ²	2.53	45	39.0%	31.0%	563
401-500m ²	2.94	68	45.4%	46.9%	433
301-400m ²	0.67	20	10.3%	13.8%	333
200-300m ²	0.31	12	4.8%	8.3%	261
Below 200m ²	0.00	0	0.0%	0.0%	#DIV/0!
Totals	6.46	145.00	99%	100%	445.32