

Section 96a Summary Land Budget and Lot Mix Template

Input data in cells with blue text



DESCRIPTION	PSP Area		
	Hectares	% of Total Precinct	% of NDA
TOTAL PRECINCT AREA (ha)	43.320	100.0%	
Transport			
Connector Road - Fongeo Drive and Nth/ Sth Connection Point	0.00	0.00%	0.00%
Cook South PSP			
Sub-total	0.00	0.00%	0.00%
Community Facilities			
Community Facilities	0.00	0.00%	0.00%
Sub-total	0.00	0.00%	0.00%
Government Education			
Government Education	0.00	0.00%	0.00%
Sub-total	0.00	0.00%	0.00%
Open Space			
Encumbered Land Available for Recreation			
Waterway / Drainage Line / Wetland / Retarding	1.07	2.47%	3.21%
Flora and Fauna Conservation	6.49	14.98%	19.45%
Reserve 3 (Wetlands)	0.82	1.89%	2.46%
Sub-total	8.38	19.35%	25.12%
Unencumbered Local Open Space			
Active Open Space	0.00	0.0%	0.00%
Passive Open Space (Reserves 1, 2, 4 and 5) + Pedestrian Link+ Point Cook Council Reserve	1.56	3.6%	4.67%
Sub-total	1.56	3.6%	4.67%
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%
Subtotal All Encumbered & Unencumbered Land Available for recreation	9.94	23.0%	29.79%
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	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 501m2	0.00	0	0.0%
401-500m2	0.00	0	0.0%
301-400m2	0.00	0	0.0%
200-300m2	0.00	0	0.0%
Below 200m2	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%

Section 96a Summary Land Budget and Lot Mix Template  
Input data in cells with blue text



DESCRIPTION	96A Application Area		
	Hectares	% of Total Precinct	% of NDA
<b>TOTAL PRECINCT AREA (ha)</b>	<b>11.630</b>	<b>100.0%</b>	
<b>Sub-total</b>	<b>0.00</b>		
<b>Transport</b>			
	0.00	0.00%	0.00%
<b>Sub-total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Community Facilities</b>			
Community Facilities	0.00	0.00%	0.00%
<b>Sub-total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Government Education</b>			
Government Education	0.00	0.00%	0.00%
<b>Sub-total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Open Space</b>			
<b>Encumbered Land Available for Recreation</b>			
	0.00	0.00%	0.00%
<b>Sub-total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Unencumbered Local Open Space</b>			
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%
<b>Sub-total</b>	<b>0.73</b>	<b>6.3%</b>	<b>6.67%</b>
<b>Unencumbered Regional Open Space</b>			
Regional Active Open Space	0.00	0.0%	0.00%
Regional Passive Open Space	0.00	0.0%	0.00%
<b>Sub-total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Sub-total all Unencumbered Open Space</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00%</b>
<b>Subtotal All Encumbered &amp; Unencumbered Land Available for recreation</b>	<b>0.73</b>	<b>6.3%</b>	<b>6.67%</b>
<b>Other</b>			
Non-government schools	0.00	0.00%	0.00%
Other	0.00	0.00%	0.00%
<b>Sub-total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00%</b>
<b>TOTAL NET DEVELOPABLE AREA (NDA) ha</b>	<b>10.90</b>	<b>93.74%</b>	

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%
<b>Net residential Area (Residential lots)</b>	<b>6.49</b>	<b>59.53%</b>

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 501m2	2.53	45	39.0%	31.0%	563
401-500m2	2.94	68	45.4%	46.9%	433
301-400m2	0.67	20	10.3%	13.8%	333
200-300m2	0.31	12	4.8%	8.3%	261
Below 200m2	0.00	0	0.0%	0.0%	#DIV/0!
<b>Totals</b>	<b>6.46</b>	<b>145.00</b>	<b>99%</b>	<b>100%</b>	<b>445.32</b>