

KEY

Low Density

32 - 40 dph

2 - 2.5 Storey Height

Medium Low Density

40 - 45 dph

2 - 3 Storey Height

Medium High Density

40 - 50 dph

2.5 - 4 Storey Height

High Density

50 - 60 dph

2.5 - 4 Storey Height

Education Land

Up to 2 storey

Potential School Expansion Land

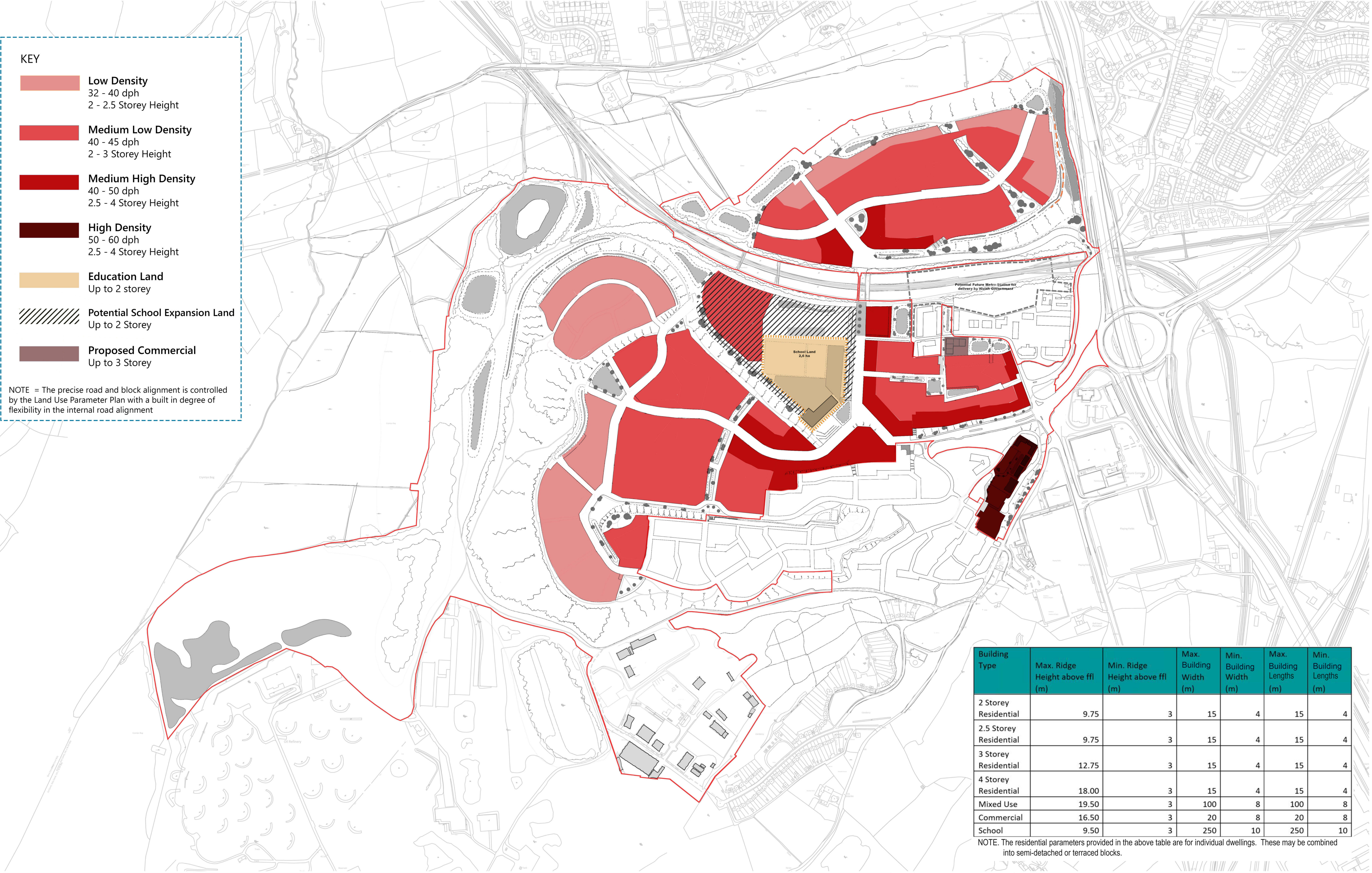
Up to 2 Storey

Proposed Commercial

Up to 3 Storey

NOTE

= The precise road and block alignment is controlled by the Land Use Parameter Plan with a built in degree of flexibility in the internal road alignment



| Building Type          | Max. Ridge Height above ffl (m) | Min. Ridge Height above ffl (m) | Max. Building Width (m) | Min. Building Width (m) | Max. Building Lengths (m) | Min. Building Lengths (m) |
|------------------------|---------------------------------|---------------------------------|-------------------------|-------------------------|---------------------------|---------------------------|
| 2 Storey Residential   | 9.75                            | 3                               | 15                      | 4                       | 15                        | 4                         |
| 2.5 Storey Residential | 9.75                            | 3                               | 15                      | 4                       | 15                        | 4                         |
| 3 Storey Residential   | 12.75                           | 3                               | 15                      | 4                       | 15                        | 4                         |
| 4 Storey Residential   | 18.00                           | 3                               | 15                      | 4                       | 15                        | 4                         |
| Mixed Use              | 19.50                           | 3                               | 100                     | 8                       | 100                       | 8                         |
| Commercial             | 16.50                           | 3                               | 20                      | 8                       | 20                        | 8                         |
| School                 | 9.50                            | 3                               | 250                     | 10                      | 250                       | 10                        |

NOTE. The residential parameters provided in the above table are for individual dwellings. These may be combined into semi-detached or terraced blocks.

This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

Rev:

A

General amendments. RF 16 09 2021

B

Red line updated and General amendments. RF 22 09 2021

C

Red line updated and General amendments. RF 18 11 2021

D

Indicative Table updated. RF 07 12 2021

E

Note added to the KEY. RF 10 01 2022

F

Potential School expansion Land increased. RF 11 02 2022

Chk'd:

Rev:

Chk'd:

Rev:

Chk'd:

Rev:

PRELIMINARY

PLANNING

DESIGN

TENDER

CONSTRUCTION

powelldobson

ARCHITECTS

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Contract:

Coed Darcy Masterplan

Title:

Scale & Massing Plan

Drawing No.

Rev.

21009(05) 201

F

Scale:

1:2500 @A0

Date:

04-08-2021

Drawn:

RF

Checked:

AF

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