

24311 Coal and Allied Northern Lands - Minmi and Link Road

Indicative Concept Plan

Land Use Budget - (Land uses within site boundary)

Land Use Category	Land Area <i>ha</i>
Total Site Area	518.1
Open Space	
Sport and Recreation	18.587
Neighbourhood Parks	1.591
Drainage Corridors	45.333
Passive Open Space	27.894
Link Road Edge	4.470
Open Space Under Easement	1.240
Feature Parks	9.725
Bio-retention and Dentention Areas	13.164
Subtotal	122.004
Proposed Roads	
Minmi Boulevard & Local Bus Route	12.152
Proposed Land Use	
Village Centre (Mixed use/retail)	1.477
Minmi Township (Mixed Use/Retail)	0.200
Minmi High Street (Mixed use/retail)	3.083
Minmi High Street Medium Density	5.512
Independent Living Units	7.642
Residential Areas*	357.616
Primary School	4.001
Minmi School Extension	1.316
Potable Water Reservoir Lot	1.192
Landscaped Road Corridor	1.940
Subtotal	384.0
Total Area	518.1

Notes:

* Residential areas inc. lots and local roads

Land Use Budget by Development Precinct - (Land uses within site boundary)

Land Use Category	Land Area by Precinct					
	Minmi East	Minmi Ext	Village Centre	Link Road North	Link Road South	Total
	<i>ha</i>	<i>ha</i>	<i>ha</i>	<i>ha</i>	<i>ha</i>	<i>ha</i>
Total Precinct Area	79.238	87.985	42.672	205.734	102.504	518.133
Open Space						
Sport and Recreation	18.587	-	-	-	-	18.587
Neighbourhood Parks	0.559	-	-	0.504	0.528	1.591
Drainage Corridors/Lakes	3.659	21.463	3.645	8.120	8.446	45.333
Passive Open Space	7.649	6.147	4.438	9.373	0.287	27.894
Link Road Edge	-	-	-	-	4.470	4.470
Open Space Under Easement	-	-	-	-	1.240	1.240
Feature Parks	0.548	8.385	0.792	-	-	9.725
Bio-retention and Detention Areas	3.339	1.105	3.115	4.058	1.547	13.164
Subtotal	34.341	37.100	11.990	22.055	16.518	122.003
Proposed Roads						
Minmi Boulevard and Local Bus Routes	-	0.548	2.025	6.254	3.325	12.152
Proposed Land Use						
Village Centre (Mixed use/retail)	-	-	1.477	-	-	1.477
Minmi Township (Mixed use/retail)	-	0.199	-	-	-	0.199
Minmi High Street (Mixed use/retail)	3.083	-	-	-	-	3.083
Minmi High Street Medium Density	5.512	-	-	-	-	5.512
Independent Living Units	-	-	7.642	-	-	7.642
Mixed Density Residential Areas*	36.303	48.822	19.538	176.233	76.720	357.616
Primary School	-	-	-	-	4.001	4.001
Minmi School Extension	-	1.316	-	-	-	1.316
Potable Water Reservoir Lot	-	-	-	1.192	-	1.192
Landscaped Road Corridor	-	-	-	-	1.940	1.940
Subtotal	44.898	50.337	28.657	177.425	82.661	383.978
Total Area	79.238	87.985	42.672	205.734	102.504	518.133

Notes:

* Residential areas inc. lots and local roads

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Land Use Category	Land Area and Dwelling Yield by Precinct																					
	Minmi East				Minmi Ext				Village Centre				Link Road North				Link Road South				Total	
	ha	% local road	density	dw	ha	% local road	density	dw	ha	% local road	density	dw	ha	% local road	density	dw	ha	% local road	density	dw	ha	density
Total Residential Area (TRA)	41.81	29%	dw/ha10		49.02	22%	dw/ha5		30.50	30%	dw/ha12		176.23	19%	dw/ha9		76.72	15%	dw/ha8		374.29	dw/ha9
Proposed Character Areas																						dw
High Street Character	5.41	29%	20	79	0.20	22%	19	3	-	-	-	-	-	-	-	-	-	-	-	-	5.61	82
Traditional Housing Character	19.75	29%	16	224	4.92	22%	14	54	8.82	30%	16	97	60.71	19%	15	726	25.90	15%	15	340	120.09	1,441
Conservation Heritage Character	-	-	-	-	14.08	22%	10	114	-	-	-	-	-	-	-	-	-	-	-	-	14.08	114
Park Side Character	0.72	29%	20	11	-	-	-	-	4.59	30%	18	57	6.42	19%	23	121	2.24	15%	24	47	13.97	236
Lake Side Character	1.41	29%	18	18	1.05	22%	17	15	1.16	30%	18	15	-	-	-	-	-	-	-	-	3.61	48
Creek Side Character	8.01	29%	10	57	28.77	22%	3	70	-	30%	10	-	35.53	19%	12	360	21.86	15%	6	106	94.18	593
Hill Side Character	6.51	29%	10	45	-	-	-	-	4.97	-	-	-	73.57	19%	6	387	26.72	15%	6	138	111.77	570
Village Centre Character (Mixed Use)	-	-	-	-	-	-	-	-	3.32	30%	20	47	-	-	-	-	-	-	-	-	3.32	47
Independent Living Units									7.64	-	20	152									7.64	152
Total Area	41.81			434	49.02			256	30.50			368	176.23			1,594	76.72			631	374.27	3,283
Local Roads																						
Estimated Local Roads (x% of TRA)	11.97	29%			10.96	22%			9.08	30%			33.367	19%			11.544	15%			76.92	21%

Indicative Concept Plan

Lot size range by Development Precinct

Land Use Category	Lot Size Range by Precinct									
	Minmi East		Minmi Ext		Village Centre		Link Road North		Link Road South	
	Lot size range	Avg lot size	Lot size range	Avg lot size	Lot size range	Avg lot size	Lot size range	Avg lot size	Lot size range	Avg lot size
Proposed Character Areas	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²
High Street Character	280-470	350	280-470	400	-	-	-	-	-	-
Traditional Housing Character	300-900	450	300-900	550	300-900	450	300-900	550	300-900	550
Conservation Heritage Character	-	-	525-900+	750	-	-	-	-	-	-
Park Side Character	280-900	350	-	-	280-900	400	280-900	350	280-900	350
Lake Side Character	280-900	400	280-900	450	280-900	400	-	-	-	-
Creek Side Character	300-900(+50% for APZ)	725	300-900(+50% for APZ)	2500	300-900(+50% for APZ)	725	300-900(+50% for APZ)	650	300-900(+50% for APZ)	1500
Hill Side Character	525-900+	750	-	-	525-900+	750	525-900+	1250	525-900+	1400
Village Centre Character (Mixed Use)	-	-	-	-	280-470	350	-	-	-	-

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Lot type range by Development Precinct

Land Use Category	Typical Lot Types					
	Town House	Mixed Use	Small Courtyard	Large Courtyard	Traditional	Lifestyle Lots
Proposed Character Areas	280-350m ²	280-470m ²	300-470m ²	470-550m ²	525-900m ²	>800m ²
High Street Character	y	y	-	-	-	-
Traditional Housing Character	y	-	y	y	y	-
Conservation Heritage Character*	-	-	-	-	y	y
Park Side Character	y	y	y	y	y	-
Lake Side Character	y	y	y	y	y	-
Creek Side Character#	-	-	y	y	y	y
Hill Side Character	-	-	-	-	y	y
Village Centre Character (Mixed Use)	y	y	-	-	-	-

Note:

* min. 600m² lots only

additional rear yard required