














FARM 845						
Key	Parcel	Parcel area	Zoning	Proposed land use	Units	Description
	A1	2.53 Ha	GB1	Public precinct with General Business 1 zoning	8000m ² GLA	Public precinct with business & retail focus, and limited residential above, accessible to the residential estate & the surrounding community
	A2	0.91 Ha	CO1	Public precinct with Community 1 zoning	3200m ² GLA	Public precinct with community & social focus, accessible to the residential estate & the surrounding community
	B	1.04 Ha	GR2	High density residential @ 65 du/ha	60	Apartments at 3-4 storeys
	C	2.79 Ha	GR2	High density residential @ 65 du/ha	170	Apartments at 3-4 storeys Town houses at 2 storeys along low-built edge
	D	2.38 Ha	GR2	High density residential @ 65 du/ha	176	Apartments at 3-4 storeys
	E	2.69 Ha	GR2	High density residential @ 65 du/ha	180	Apartments at 3-4 storeys Town houses at 2 storeys along low-built edge
	F	0.33 Ha	LB2	Shared entrance facilities for res. estate	500m ² GLA	Entrance component, security component & HOA offices for residential development
	G	0.74Ha	LB2	Shared ammeneties for residential estate	1000m ² GLA	Clubhouse, gym, daycare & open space for the residential development
	H	1.17 Ha	GR2	High density residential @ 50 du/ha	70	Apartments at 2-3 storeys
	J1	1.07 Ha	GR2	High density residential @ 65 du/ha	96	Apartments at 3 storeys
	J2	1.90 Ha	GR2	High density residential @ 50 du/ha	94	Apartments at 2-3 storeys Town houses at 2 storeys along low-built edge
	K	2.82 Ha	GR2	Medium density residential @ 40 du/ha	90	Town houses at 2 storeys
	L	2.26 Ha	GR2	Medium density residential @ 40 du/ha	74	Town houses at 2 storeys
TOTAL SITE AREA				38.4 Ha	100%	
TOTAL PUBLIC PRECINCT PARCEL AREA				3.55 Ha	9.2%	
- Parcel A1		2.53 Ha	8000m ² proposed GLA + 90 housing units			
- Parcel A2		1.02 Ha	3200m ² proposed GLA (4368m ² total allowable floor space)			
TOTAL RESIDENTIAL PARCEL AREA				19.19 Ha	50.0%	
- Entrance facilities		0.33Ha	500m ² proposed GLA (entrance gatehouse, security, offices)			
- Shared ammeneties		0.74Ha	1000m ² proposed GLA (clubhouse, gym, daycare)			
- Residential area		18.12 Ha				
TOTAL NUMBER OF UNITS				1 100 units		

PROJECT: FARM 845 Knorhoek Road, Sir Lowrys Pass	CLIENT: DAXCON CONSTRUCTION	DRAWING: Urban Design Framework LAND USE TABLE	SCALE:	N/A	URBANSTUDIO architects & urban designers
			DRAWN:	S.C / M.A	
			DATE:	12-08-2020	
			JOB NO:	1707	
			STATUS:	FOR INFORMATION	
			DRAWING:	1707 - A102 - LAND USE TABLE	
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