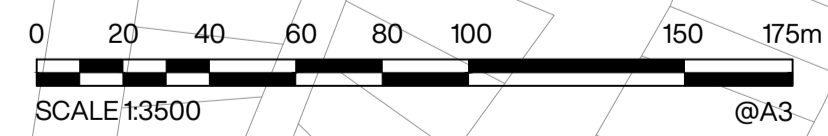


TURNOCK STREET PRECINCT - DWELLING YIELD & POPULATION ESTIMATE							
Land Use	Area	Density Target (DPH)	Dwelling / Unit No.	People per dwelling / unit	Projected Population	DCP est. Dwelling / Unit No.	DCP Population Estimate
Low Density Residential	18	16	29	2.4	69	26	62
Medium Density Residential							
Apartments	5.3	70	371	18	668	411	740
Small Lot / Terrace	1.9	30	57	1.8	103	75	135
Retail and Mixed Use	2.9	30	87	1.8	157	115	207
Business Park and Mixed Use	0	0	0	1.8	0		
Mixed Use	0	30	0	1.8	0		
Education / Community / Health	0	0	0	0.0	0		
Holiday Park	0	n/a	0	n/a	n/a		
Public Open Space	2.3	n/a	0	0.0	0		
Conservation	5.7	n/a	0	0.0	0		
Stormwater	0.5	n/a	0	0.0	0		
Road Reserve	6.5	n/a	0	n/a	n/a		
<b>TOTAL</b>	<b>26.9</b>	<b>n/a</b>	<b>544</b>	<b>n/a</b>	<b>996</b>	<b>627</b>	<b>1144</b>
<b>Open Space Required</b>							
<b>Open Space Type</b>	<b>Rate</b>	<b>Required</b>	<b>Existing</b>	<b>Masterplan</b>	<b>Difference</b>		
Active	1.7ha/1000	17	0	0	-17		
Passive	1.13ha/1000	12	0	2.3	+12		

**LEGEND**

- PRECINCT BOUNDARIES
- CIVIC SQUARE RETAIL & MIXED USE
- BUSINESS PARK & MIXED USE
- MIXED USE
- EDUCATION/COMMUNITY/HEALTH
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- APARTMENTS
- TERRACES
- PUBLIC OPEN SPACE
- CONSERVATION
- EARTHWORKS BATTER FOR REVEG
- STORMWATER
- VERGE
- HOLIDAY PARK



**PROJECT TITLE**  
GALES KINGSCLIFF MASTERPLAN.  
DEVELOPMENT MASTERPLAN

**DRAWING TITLE**  
TURNOCK STREET PRECINCT

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
ZG	TITLE PAGE & DATA CHANGES	21.08.2023	SS	SS	JB	JB
ZF	DEMONSTRATION PLAN UPDATE	14.08.2023	SS	SS	JB	JB
ZE	FOR REVIEW: DEMONSTRATION PLAN	09.08.2023	SS	SS	JB	JB
ZD	FOR REVIEW: FOR MARKUP	04.08.2023	SS	SS	JB	JB
ZC	FOR REVIEW: FOR MARKUP	03.08.2023	SS	SS	JB	JB
ZB	FOR REVIEW: FOR MARKUP	03.08.2023	SS	SS	JB	JB

**ISSUE:** FOR REVIEW

**CLIENT:** GALES KINGSCLIFF

**MANAGER:** JON BROOKSBY



**JOB / DRAWING NO:**  
L23047 - 304

**SHEET NO.**  
07 OF 14



# LOT LAYOUT & BUILT FORM DEMONSTRATION PLAN

