

## ATTACHMENT C

### PROPOSED LOTS SEEKING SPECIFIC REDUCTION IN THE BULK AND LOCATION STANDARDS

This application seeks special development standards for lots less than 325m<sup>2</sup>.

This is part of the overall philosophy by WTPDLP of providing a range of different housing typologies at different price points.

In particular, offering smaller sites enables Wooing Tree to offer 'land and house' packages from \$650,000. This is a recognised "market affordable" benchmark. Different section sizes ranging up from \$650,000 will enable a wider range of the community to enter the housing market.

One of the reasons WTPDLP is wanting to offer a range of smaller sites is to be able to develop sites that will fit different housing typologies. This in turn will enable, through land efficiency, a broader range of price points in the housing market with a number of sections being "market affordable". A smaller site allows more sites to be developed which spreads development costs and therefore brings down the land cost component. Providing for population growth and market affordable housing has been the key objective for WTPDLP.

These smaller sites fall into four locations.

**(a) Sites adjacent to the hospitality centre**

Lots 371-390 and 391-406 are located immediately to the east and west of the hospitality centre north of Blonde Drive. They provide a node around the hospitality centre.

**(b) Sites adjacent to the greenway**

There is a greenway which runs through the centre of the site. Lots 208, 218-235 and 240-247 adjoin the greenway, which provides significant additional amenity to sites.

**(c) Sites adjacent to the Wooing Tree Park**

Lots 502-508 face north on to Wooing Tree Park.

**(d) Other Sites**

There are then a series of lots which are scattered through the subdivision (Lots 212-213, 268-269, 271-272, 288-290, 293-295, 301-302, 305, 337-340, 358, 360, 367, 369, 476, 477 and 510-513). This comprise in the order of 30 sites.

The concept of scattering these sites is to create a mix of different housing typologies across the development. They are in smaller blocks scattered within the central portion of the development.

The key point is that none of these smaller sites are within 50m of the northern boundary or the boundary with Shortcut Road or State Highway 8B and 30m to the boundary of State Highway 6.

These smaller lots are moved away from the external boundaries of the site.

## Suggested Condition of Consent

It is requested that the appropriate way to manage the location of the smaller lots and to ensure that on small lots are located in close proximity to any of the external boundaries of the site that the following condition should be added. This would appear as Condition 70A.

*70A The minimum lot size of any residential site within 50m of the northern boundary of the site, the boundary with State Highway 8B or the boundary with Shortcut Road, shall be 440m<sup>2</sup> net site area. The minimum lot size of any residential site within 30m of State Highway 6 shall be 375m<sup>2</sup> net site area.*