

Phase 1 Staging

Land Use		Precinct Areas		Dwellings	
Areas	Lot Number	Land Area Provided Hectares	Percentage of Total	Dwellings per hectare	Dwellings
Stage 1:1					
Urban Residential 9	UR9	12.33	5.17%	15	190
Medium Density Residential 13	MR13	1.55	0.65%	28	43
Medium Density Residential 14	MR14	0.52	0.22%	50	26
Elliott Heads Village Centre 1	MU1	1.04	0.44%	15	16
Major Road 6	PP9	0.96	0.40%		
Public Open Space 17	GS18	0.95	0.40%		
Public Open Space 18	GS19	2.78	1.17%		
Water Management 11	PP20	0.24	0.10%		
Water Management 12	PP21	0.85	0.36%		
Water Management 13	PP22	1.95	0.82%		
Sub-total		23.17	9.71%	11.87	275
Stage 1:2					
Lifestyle Residential 1	LR1	11.63	4.87%	30	350
Urban Residential 7	UR7	1.28	0.54%	16	20
Urban Residential 8	UR8	0.54	0.23%	15	8
Major Road 7	PP25	0.20	0.08%		
Major Road 4	PP7	0.58	0.24%		
Public Open Space 14	GS15	0.35	0.15%		
Public Open Space 15	GS16	0.09	0.04%		
Sub-total		14.67	6.15%	25.77	378
Stage 1:3					
Medium Density Residential 11	MR11	2.13	2.13	42	90
Medium Density Residential 10	MR10	0.62	0.62	42	26
Medium Density Residential 12	MR12	0.81	0.81	42	34
Water Management 10	PP19	2.46	2.46		
Major Road 5	PP8	0.02	0.02		
Public Open Space 16	GS17	1.87	1.87		
Sub-total		7.91	3.32%	18.96	150
Stage 1:4					
Urban Residential 5	UR5	7.68	3.22%	16	124
Elliott Heads Village Centre 1	MU1	0.91	0.38%	15	14
Elliott Heads Village Centre 2	MU2	0.16	0.07%		
Medium Density Residential 9	MR9	0.31	0.13%	52	16
Medium Density Residential 15	MR15	0.98	0.41%	41	40
Medium Density Residential 16	MR16	0.19	0.08%	53	10
Major Road 7	PP25	0.08	0.03%		
Major Road 4	PP7	0.87	0.36%		
Major Road 2	PP5	0.09	0.04%		
Public Open Space 11	GS12	0.12	0.05%		
Public Open Space 12	GS13	0.08	0.03%		
Public Open Space 13	GS14	0.03	0.01%		
Public Open Space 20	GS21	0.15	0.06%		
Sub-total		11.65	4.88%	17.51	204
Stage 1:5					
Resort 1	MU7	2.12	0.89%		
Resort 2	MU6	3.75	1.57%		
Resort 3	MU5	4.48	1.88%		
Major Road 2	PP5	1.29	0.54%		
Public Open Space 19	GS20	7.89	3.31%		
Public Open Space 21	GS22	1.29	0.54%		
Water Management 15	PP24	1.41	0.59%		
Water Management 14	PP23	0.58	0.24%		
Sub-total		22.81	9.56%		
Stage 1:6					
Urban Residential 1	UR1	4.22	1.77%	15	65
Urban Residential 2	UR2	3.80	1.59%	16	62
Urban Residential 6	UR6	2.63	1.10%	11	30
Medium Density Residential 7	MR7	0.24	0.10%	54	13
Medium Density Residential 8	MR8	0.34	0.14%	50	17
Medium Density Residential 6	MR6	0.61	0.26%	20	12
Water Management	PP11	0.53	0.22%		
Major Road 1	PP4	0.87	0.36%		
Major Road 8	PP26	0.31	0.13%		
Sub-total		13.55	5.68%	14.69	199
Total Stage 1		93.76	39%	12.86	1,206

Phase 2 Staging

Stage 2:7					
Urban Residential 5	UR5	8.53	3.58%	16	140
Elliott Heads Local Centre	MU3	0.19	0.08%	37	7
Major Road 3	PP6	0.94	0.39%		
Public Open Space 8	GS9	0.02	0.01%		
Public Open Space 9	GS10	0.25	0.10%		
Public Open Space 10	GS11	0.62	0.26%		
Sub-total		10.55	4.42%	14	147
Stage 2:8					
Urban Residential 2	UR2	7.06	2.96%	15	104
Medium Density Residential 6	MR6	0.61	0.26%	20	12
Medium Density Residential 7	MR7	0.09	0.04%	56	5
Elliott Heads Local Centre	MU3	3.05	1.28%	13	40
Major Road 1	PP4	0.14	0.06%		
Public Open Space 9	GS8	0.40	0.17%		
Sub-total		11.35	4.76%	14	161
Stage 2:9					
Urban Residential 1	UR1	9.91	4.15%	13	132
Urban Residential 2	UR2	0.32	0.13%	13	4
Major Road 1	PP4	0.71	0.30%		
Medium Density Residential	MR4	0.67	0.28%	52	35
Medium Density Residential	MR5	0.58	0.24%	52	30
Public Open Space	GS5	0.62	0.26%		
Sub-total		12.81	5.37%	16	201
Stage 2:10					
Lifestyle Residential 2	LR2	10.14	4.25%	34	340
Medium Density Residential 10	MR10	0.83	0.35%	41	34
Nursing Home	MR18	1.00	0.42%		
Public Open Space 16	GS17	0.10	0.04%		
Water Management	PP18	1.18	0.49%		
Major Road 7	PP8	1.67	0.70%		
Sub-total		14.92	6.25%	25	374
Stage 2:11					
Urban Residential 2	UR2	0.80	0.34%	15	12
Urban Residential 3	UR3	0.06	0.03%	17	1
Medium Density Residential 6	MR6	0.62	0.26%	19	12
Elliott Heads Local Centre	MU3	1.68	0.70%	13	22
Public Open Space 7	GS7	0.27	0.11%		
Recreation	GS1	4.00	1.68%		
Water Management	PP13	0.63	0.26%		
Water Management	PP14	1.59	0.67%		
Major Road 1	PP4	1.66	0.70%		
Sub-total		11.31	4.74%	4	47
Stage 2:12					
Urban Residential 1	UR1	5.18	2.17%	13	65
Medium Density Residential 1	MR1	0.74	0.31%	41	30
Medium Density Residential 2	MR2	0.59	0.25%	37	22
Medium Density Residential 3	MR3	4.04	1.69%	35	140
Elliott Heads Local Centre	MU3	0.07	0.03%	14	1
Public Open Space 1	GS2	1.83	0.77%		
Public Open Space 3	GS4	3.43	1.44%		
Primary School	PP1	0.24	0.10%		
Major Road 1	PP4	3.00	1.26%		
Sub-total		19.12	8.01%	13	258
Stage 2:13					
Urban Residential 3	UR3	0.26	0.11%	12	3
Major Road 1	PP4	0.41	0.17%		
Water Management	PP13	0.06	0.03%		
Primary School	PP1	4.92	2.06%		
Sub-total		5.65	2.37%	1	3
Stage 2:14					
Urban Residential 4	UR4	10.83	4.54%	13	145
Urban Residential 5	UR5	1.15	0.48%	16	18
Elliott Heads Local Centre	MU3	0.19	0.08%	11	2
Major Road 3	PP6	0.72	0.30%		
Major Road 7	PP25	0.21	0.09%		
Water Management 6	PP15	2.21	0.93%		
Water Management 7	PP16	0.74	0.31%		
Water Management 8	PP17	0.18	0.08%		
Sub-total		16.23	6.80%	10	165
Total Stage 2		101.94	42.73%	13	1,356

Phase 3 Staging

Stage 3:15					
Urban Residential 3	UR3	9.51	3.99%	11	109
Major Road 1	PP4	0.34	0.14%		
Major Road 2	PP5	0.12	0.05%		
Water Management 3	PP12	1.66	0.70%		
Water Management 4	PP13	0.21	0.09%		
Public Open Space 5	GS6	1.54	0.65%		
Sub-total		13.38	5.61%	8	109
Stage 3:16					
Major Road 1	PP4	0.99	0.41%		
Community Purpose 1	PP2	0.73	0.31%		
Lifestyle Residential	LR4	2.28	0.96%	50	115
Water Management 1	PP10	0.37	0.16%		
Public Open Space 1	GS2	6.14	2.57%		
Public Open Space 3	GS4	0.62	0.26%		
Sub-total		11.13	4.67%	10	115
Stage 3:17					
Major Road 1	PP4	0.13	0.05%		
Major Road 1	PP4	1.24	0.52%		
Urban Residential 3	UR3	5.56	2.33%	11	61
Public Open Space 5	GS6	0.45	0.19%		
Sub-total		7.38	3.09%	8	61
Stage 3:18					
Urban Residential 10	UR10	2.99	1.25%	15	46
Medium Density Residential 17	MR17	3.96	1.66%	35	140
Lifestyle Residential	LR3	2.26	0.95%	51	115
Public Open Space 2	GS3	0.32	0.13%		
Major Road 1	PP4	1.45	0.61%		
Sub-total		10.98	4.60%	27	301
Total Stage 3		42.87	17.97%	13.67	586
Total		238.57		13.20	3,148

* All areas and GFA are subject to survey and detailed design.

Please note: Due to some land use areas being split into multiple stages there are some minor inherent differences in the 'Dwellings per hectare' and 'Dwellings' calculations in this table.

Elliott Heads Preliminary Structure Plan

Land Use		Precinct Areas		Dwellings	
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Sub-total Stage 1:1		23.17	9.71%	11.87	275
Sub-total Stage 1:2		14.67	6.15%	25.77	378
Sub-total Stage 1:3		7.91	3.32%	18.96	150
Sub-total Stage 1:4		11.65	4.88%	17.51	204
Sub-total Stage 1:5		22.81	9.56%		
Sub-total Stage 1:6		13.55	5.68%	14.69	199
Total Stage 1		93.76	39%	12.86	1,206
Sub-total Stage 2:7		10.55	4.42%	14	147
Sub-total Stage 2:8		11.35	4.76%	14	161
Sub-total Stage 2:9		12.81	5.37%	16	201
Sub-total Stage 2:10		14.92	6.25%	25	374
Sub-total Stage 2:11		11.31	4.74%	4	47
Sub-total Stage 2:12		19.12	8.01%	13	258
Sub-total Stage 2:13		5.65	2.37%	1	3
Sub-total Stage 2:14		16.23	6.80%	10	165
Total Stage 2		101.94	42.73%	13	1,356
Sub-total Stage 3:15		13.38	5.61%	8	109
Sub-total Stage 3:16		11.13	4.67%	10	115
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Sub-total Stage 3:18		10.98	4.60%	27	301
Total Stage 3		42.87	17.97%	13.67	586
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