

# Development Summary - Planning Stage

WILSON ARCHITECTURE



**Project: 2010 Maglin Lands Residential Development**

**Date: 12/06/2025**

## SITE DATA

Description	Area Site	Building Footprint	Plot Ratio	Site Coverage	Density	
Net Site Area	227173.5 m <sup>2</sup>					
Area 01	45859.0 m <sup>2</sup>	7838.7 m <sup>2</sup>				
Area 02	60186.0 m <sup>2</sup>	11708.9 m <sup>2</sup>				
Area 03	64925.0 m <sup>2</sup>	14363.2 m <sup>2</sup>				
Area 04	56203.5 m <sup>2</sup>	16817.9 m <sup>2</sup>				
<b>Total</b>	<b>227173.5 m<sup>2</sup></b>	<b>50728.7 m<sup>2</sup></b>	<b>0.5</b>	<b>22.3%</b>	<b>50.6 per Ha</b>	

## BUILDING DATA

Block	Unit Type					Total No. of Units
	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	
Area 01	0	47	55	32	0	134
Area 02	0	55	119	30	0	204
Area 03	4	77	126	43	0	250
Area 04	231	232	85	14	0	562
<b>Total</b>	<b>235</b>	<b>411</b>	<b>385</b>	<b>119</b>	<b>0</b>	
Unit Mix (%)	20.4%	35.7%	33.5%	10.3%	0.0%	
<b>Total</b>						<b>1150 Units</b>

## UNIT TYPE DATA

Type	Description	Net Area	Number of Units					%	Cumulative Area
			Character Area 01	Character Area 02	Character Area 03	Character Area 04	Overall Site		
Type A1	4-Bed Detached	144.2 m <sup>2</sup>	0	0	0	2	2	0.2%	288.4 m <sup>2</sup>
Type B1	4-Bed End Terrace	144.8 m <sup>2</sup>	18	26	34	3	81	7.0%	11728.8 m <sup>2</sup>
Type B2	4-Bed Semi	144.8 m <sup>2</sup>	1	2	4	3	10	0.9%	1448.0 m <sup>2</sup>
Type B3	4-Bed Semi / End Terrace	127.3 m <sup>2</sup>	6	1	0	6	13	1.1%	1654.9 m <sup>2</sup>
Type B4	4-Bed End Terrace	133.2 m <sup>2</sup>	7	1	5	0	13	1.1%	1731.6 m <sup>2</sup>
Type C1	3-Bed Semi	104.4 m <sup>2</sup>	1	8	14	21	44	3.8%	4593.6 m <sup>2</sup>
Type C2	3-Bed Semi	106.4 m <sup>2</sup>	2	1	0	7	10	0.9%	1064.0 m <sup>2</sup>
Type D1	3-Bed End Terrace	104.6 m <sup>2</sup>	26	60	73	3	162	14.1%	16945.2 m <sup>2</sup>
Type D2	3-Bed End Terrace	106.4 m <sup>2</sup>	6	0	0	3	9	0.8%	957.6 m <sup>2</sup>
Type E1	3-Bed Mid Terrace	93.6 m <sup>2</sup>	20	50	38	3	111	9.7%	10389.6 m <sup>2</sup>
Type F1	2-Bed Mid Terrace	79.8 m <sup>2</sup>	33	52	76	3	164	14.3%	13087.2 m <sup>2</sup>
Type F2	2-Bed Mid Terrace	81.0 m <sup>2</sup>	9	0	0	2	11	1.0%	891.0 m <sup>2</sup>
Type G1	2-Bed End Terrace	79.8 m <sup>2</sup>	5	3	0	0	8	0.7%	638.4 m <sup>2</sup>
Type H1	1-Bed Duplex	48.4 m <sup>2</sup>	0	0	2	0	2	0.2%	96.8 m <sup>2</sup>
Type H2	1-Bed Duplex	49.7 m <sup>2</sup>	0	0	2	0	2	0.2%	99.4 m <sup>2</sup>
Type H5	2-Bed Duplex	92.6 m <sup>2</sup>	0	0	0	56	56	4.9%	5185.6 m <sup>2</sup>
Type H6	2-Bed Duplex	95.4 m <sup>2</sup>	0	0	0	22	22	1.9%	2098.8 m <sup>2</sup>
Type H7	1-Bed Duplex	46.3 m <sup>2</sup>	0	0	0	16	16	1.4%	740.8 m <sup>2</sup>
Type H8	1-Bed Duplex	47.7 m <sup>2</sup>	0	0	0	6	6	0.5%	286.2 m <sup>2</sup>
Type J1	1-Bed Apartment	50.0 m <sup>2</sup>	0	0	0	209	209	18.2%	10450.0 m <sup>2</sup>
Type J2	2-Bed Apartment	74.5 m <sup>2</sup>	0	0	1	149	150	13.0%	11175.0 m <sup>2</sup>
Type J3	3-Bed Apartment	101.3 m <sup>2</sup>	0	0	1	48	49	4.3%	4963.7 m <sup>2</sup>
			134	204	250	562	1150		