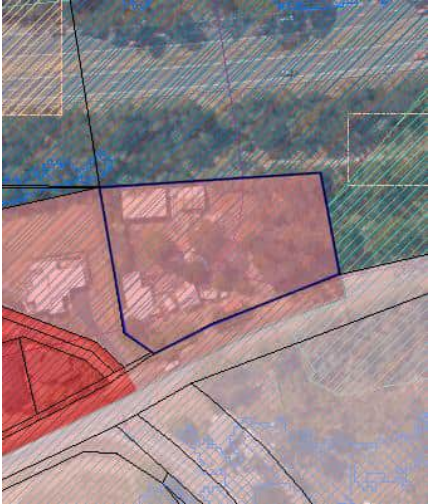


Mornington Land Supply Assessment and Map

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
504 Cambridge Road Mornington	112323/2	Low Density Residential Zone	3687m ²	C13.0		(3,687 / 1500) = 2.4 2 lots	Constraint not considered preclusive to full lot yield

¹ Though the Obstacle limitation area and Road or railway attenuation area are shown, these are not considered unmanageable to the point of precluding theoretical yield.

²Theoretical yield is the full yield multiplied by factors, which reduce the full yield to what is likely based off constraints.

General Residential: Blocks likely to require a road calculated as: *Area less any access strip, divided by 450 and multiplied by .8 (ie 20% for roads)*
Sites with frontage to existing road, or no more than 3 internal lots calculated as: *Area divided by 450.*

Low Density Residential: Constraint immaterial to full lot yield.

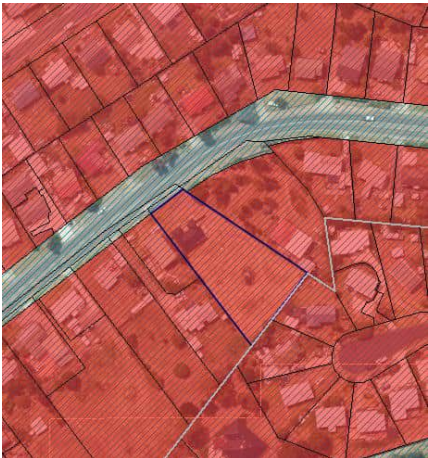
Rural Living: Constraints immaterial to full lot yield.

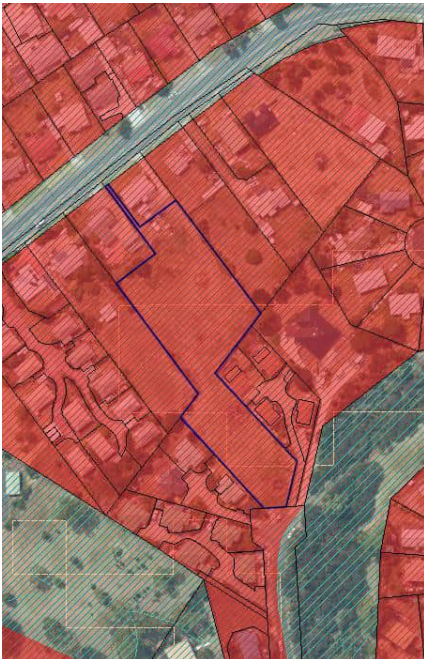
Where General Residential lots are constrained, the yield is multiplied by a factor of .5. All fractions of lots rounded to the nearest whole number.

Formula expressed as : (Area/minimum lot size) = full yield, x roads factor (.8) and or x constraint factor (.5) = Theoretical yield.

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
449 Cambridge Road	167542/2	General Residential	1835m ²	Lot shape C15.0		(1,835 / 450) x .5 = 2 2 lots	Lot shape and access arrangements for adjoining lots likely to preclude full lot yield
45 Brookston Drive, Mornington	169537/32	General Residential	1359m ²	Lot shape C12.0		(1,359 / 450) x .5 = 1.5 1 lot	Flooding owed to Kangaroo Bay rivulet likely a significant constraint.
Lot 102 Brookston Drive, Mornington	169710/102	General Residential	3362m ² (exc access strips)	Lot Shape C12.0		(3,362 / 450) x .5 = 3.7 4 lots	Flooding owed to Kangaroo Bay rivulet likely a significant constraint.

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
Lillian Martin Home, 281 Cambridge Road, Mornington	183269/1	General Residential	2.58ha	Existing development C12.0		$(25,800 / 450) \times .8 = 45$ 45 lots	The land is developed such that a full theoretical yield is unlikely.
241 Cambridge Road, Warrane	104919/1	General Residential	2038m ²	nil		$(2,038 / 450) = 4.5$ 4 lots	New Road unlikely.

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
233 Cambridge Road, Warrane	200124/1	General Residential	2277m ²	nil		$(2,277 / 450) = 5$ 5 lots	
229 Cambridge Road, Warrane	223417/7	General Residential	1999m ²	nil		$(1,999 / 450)$ $= 4.4$ 4 lots	

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
3 Dawson Court, Mornington	179650/2	General Residential	4609m ²	Lot shape C15.0		(4,609 / 450) x.5 = 5.12 5 lots	Lot shape preclusive to full lot yield.

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
223 Cambridge Road, Warrane	76083/4	General Residential	2429m ²	Lot shape. C15.0		$(2,429 / 450) \times 5 = 2.69$ 3 lots	Lot shape and dwelling location makes full lot yield unlikely.
37 Carbeen Street, Mornington	144365/1	General Residential	1589m ²	Lot shape		$(1,589 / 450) \times 5 = 1.76$ 2 lots	Lot shape preclude to full theoretical lot yield.

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
7 Carbeen Street, Mornington	176340/1	General Residential	2684m ²	Nil		(2,684 / 450) = 5.96 6 lots	Provision of new road unlikely.
10A Binalong Road, Mornington	48483/1	General Residential	1.039ha	Nil		(1,0390 / 450) x.8 = 18.4 18 lots	Existing development preclusive to full theoretical lot yield Provision of road likely to be required.

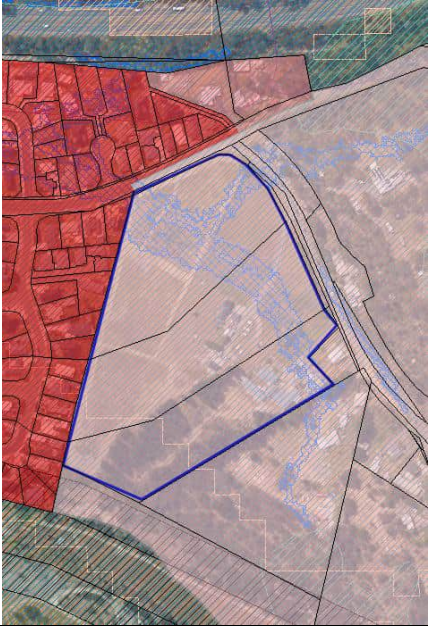
Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
12 Binalong Road, Mornington.	54981/176	General Residential	1533m ²	Frontage		(1,533 / 450) x.5 1.7 2 lots	
3 Paige Court	173671/5	General Residential	4209m ²	Lot shape		(4,209 / 450) x .5 = 4.67 5 Lots	

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
157 Cambridge Road, Warrane	174651/1	General Residential	2314m ²	Lot shape		(2,314 / 450) x .5 = 2.57 3 lots	
39 Quarry Road, Mornington	23585/16	General Residential Zone	1661m ²	Slope Lot shape		(1,661 / 450) x .5 = 1.84 2 lots	Dwelling location, lot shape and slope likely preclusive to full theoretical yield.

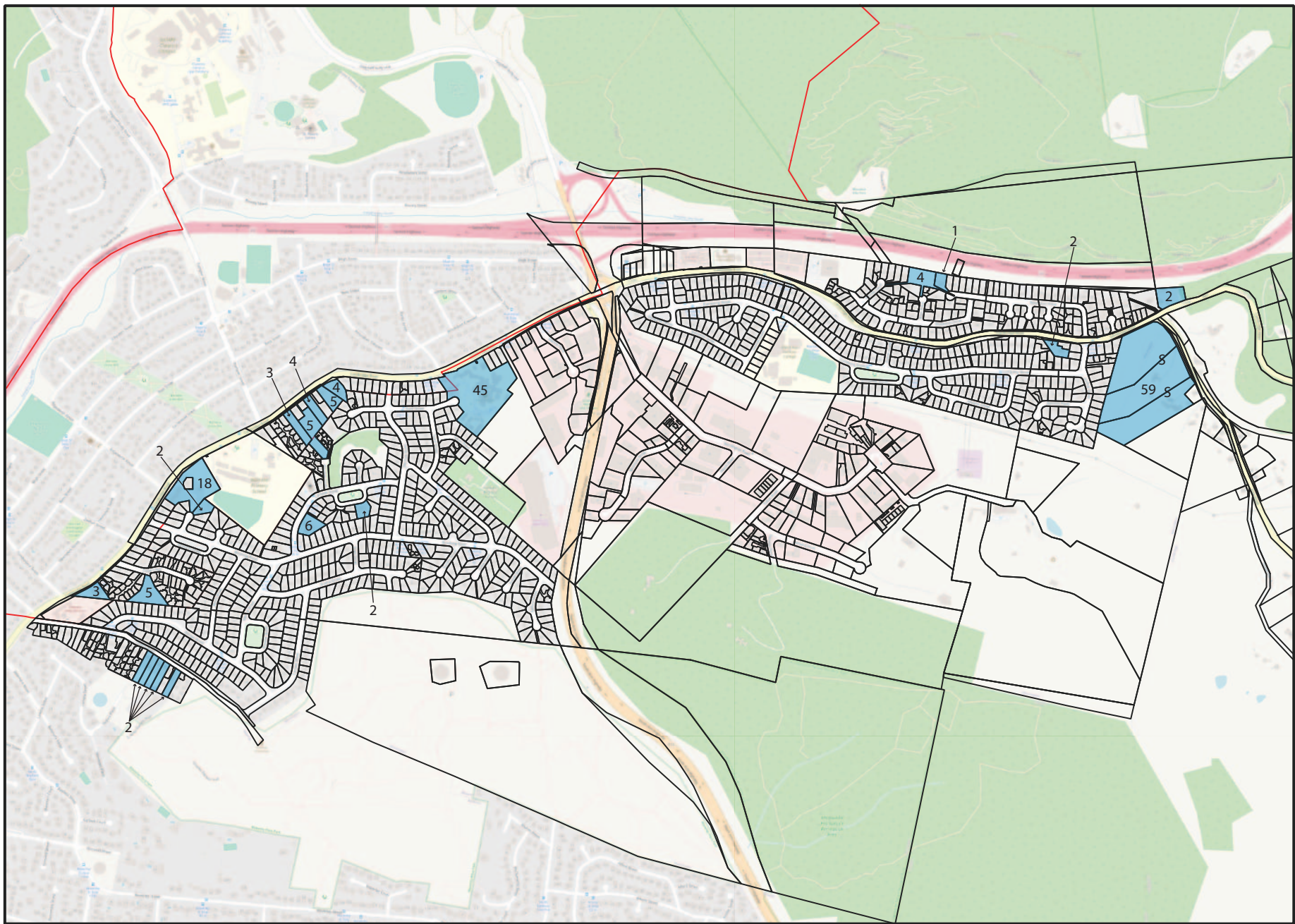
Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
41 Quarry Road, Mornington	23585/17	General Residential	1677m ²	Slope Lot shape		(1,677 / 450) x .5 = 1.8 2 lots	Dwellign location, lot shape and slope likely preclusive to full theoretical yield.

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
43 Quarry Road, Mornington	23585/18	General Residential	1573m ²	Slope Lot shape		(1,573/450) x .5 = 1.74 2 lots	Dwelling location, lot shape and slope likely preclusive to full theoretical yield.

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
45 Quarry Road, Mornington	23585/19	General Residential	1586m ²	Slope, Lot Shape		(1,586 / 450) x .5 = 1.76 2 lots	Dwelling location, lot shape and slope likely preclusive to full theoretical yield.

Address	Title	Zone	Area	Constraint ¹	Aerial	Theoretical Yield ²	Note
471 Cambridge Road, 540 & 528 Pass Road	184647/1 184647/2 184647/3	Rural Living Zone B	5.756ha	C12.0 C15.0		59 lots ³	Site subject to request to amend Planning Scheme.

³ Lot yield subject to provisions of Specific Area Plan, and laid out in accordance with the Master Plan.



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LAND SUPPLY MAP

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