



INDICATIVE YIELD * (*including Harper Collins & adjoining sites)

CONV. LOTS	(600sqm):	1050 dw
MED. DENSITY:	(300sqm lots /villas/th)	180 dw
TOTAL:		1230 dw
RETAIL:		service station plus shop

CHELSEA GARDENS

WORKSHOP 11 July 2006: URBAN DESIGN CONCEPT