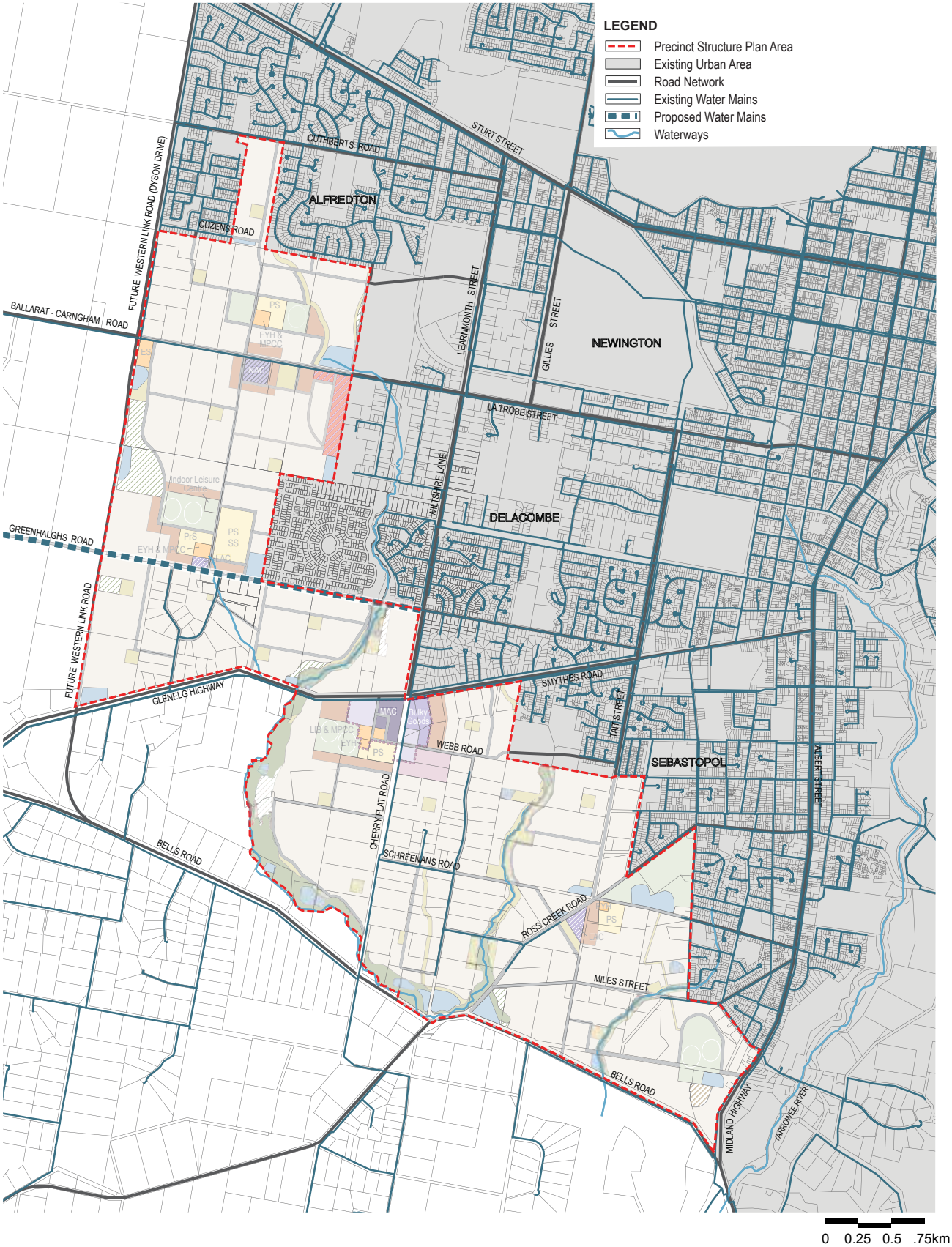
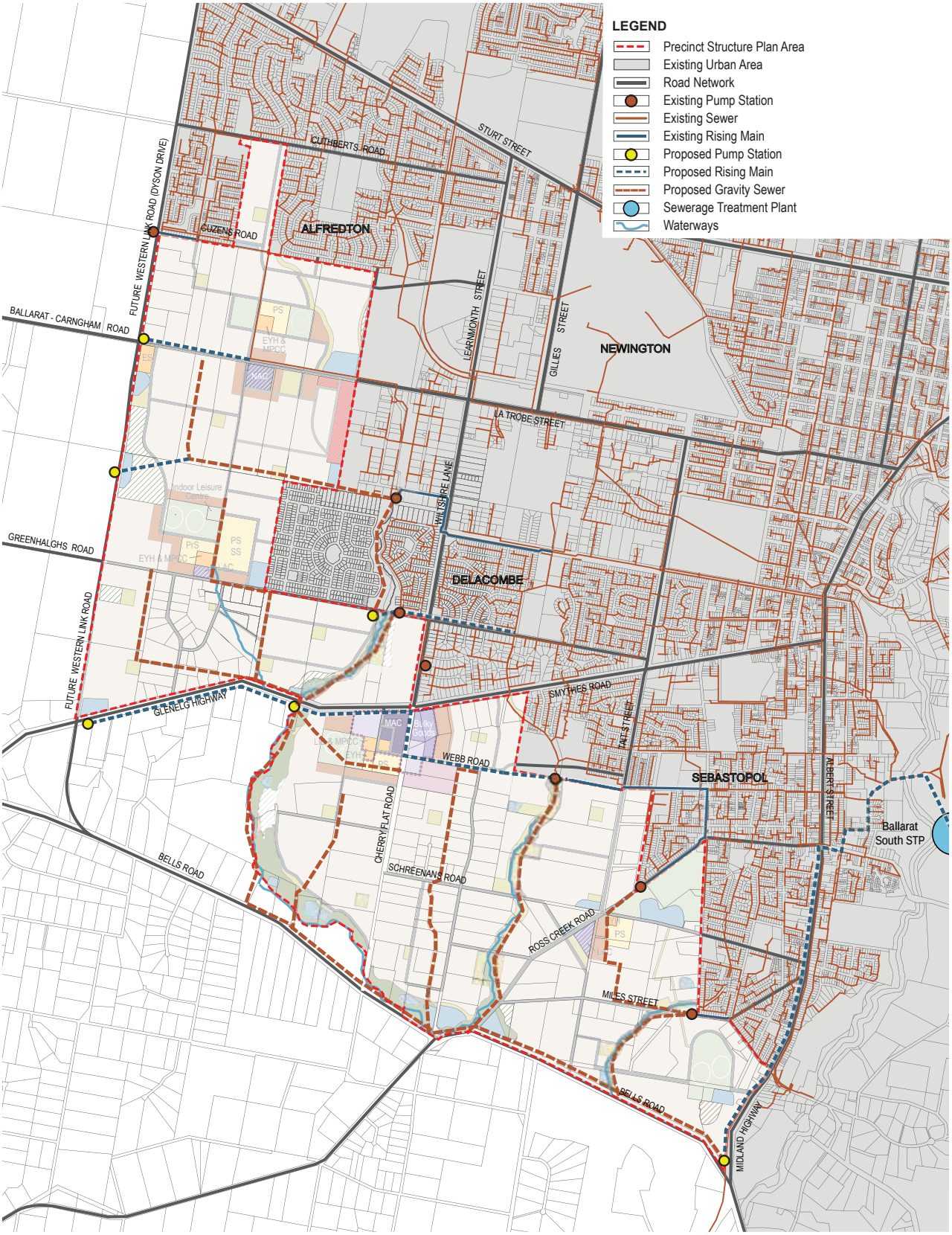
Plan 20 Water Supply Network

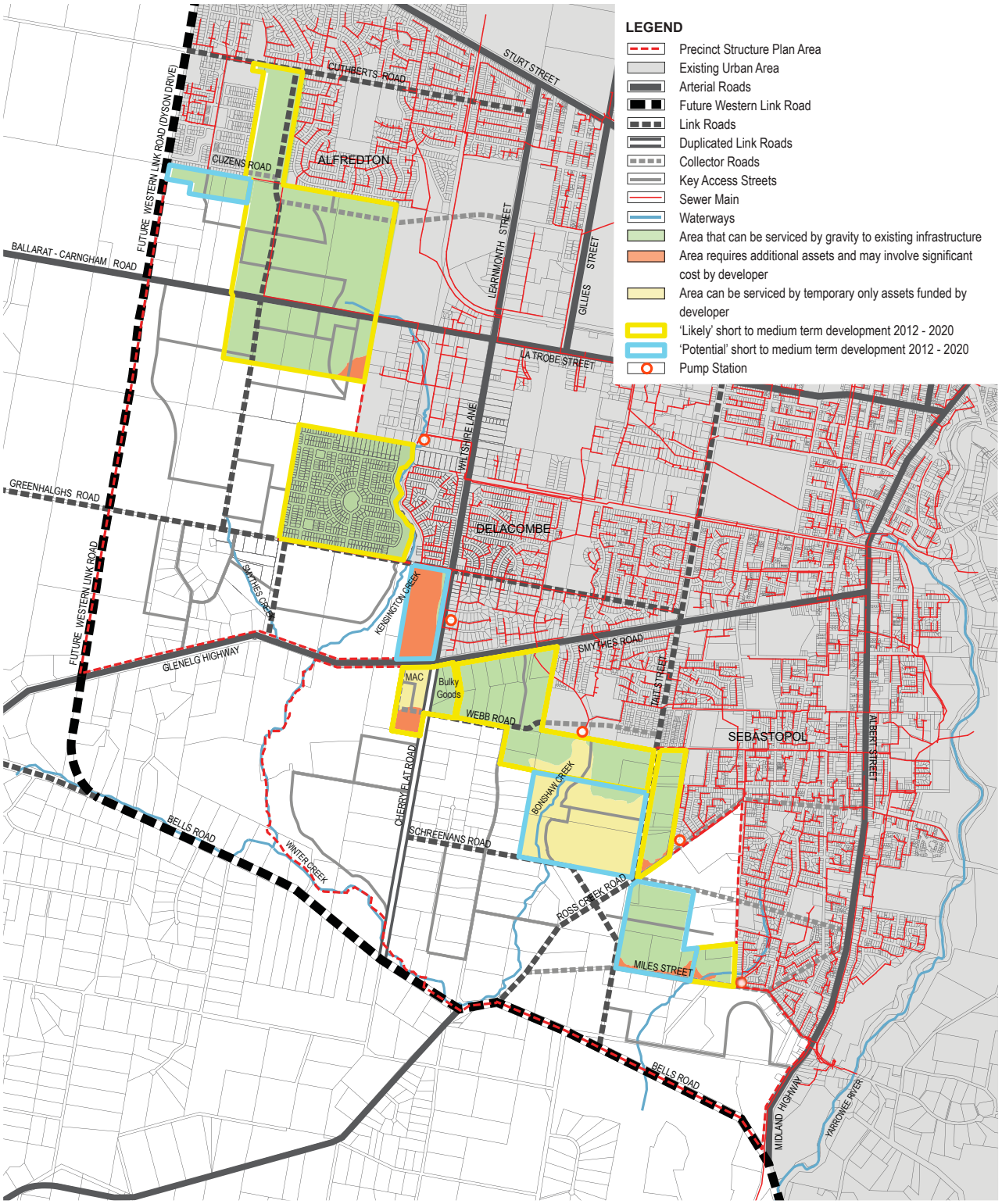


Plan 21 Sewerage Network



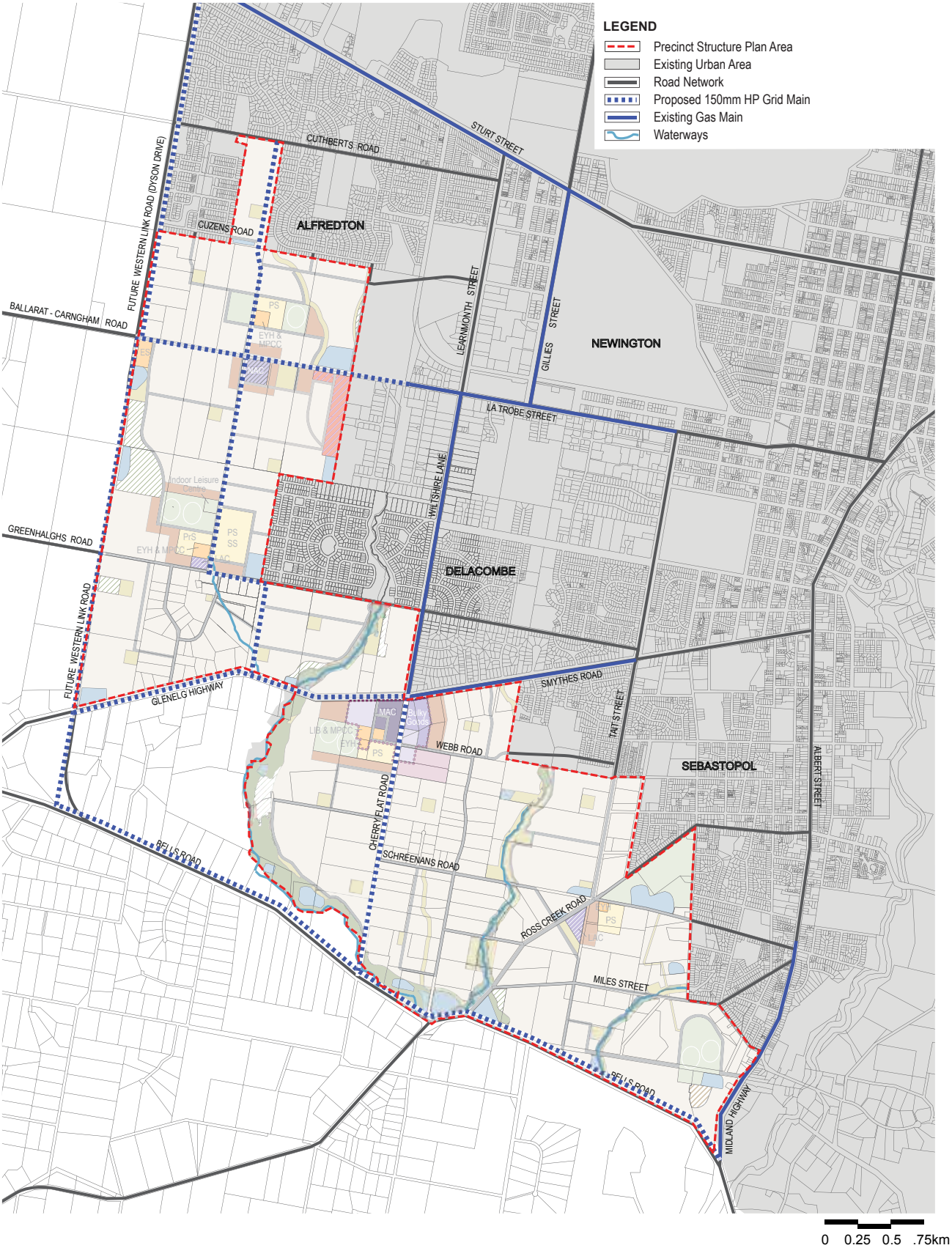
Note: The locations of proposed sewer infrastructure are indicative only and subject to change.

Plan 22 Central Highlands Water Ease of Servicing

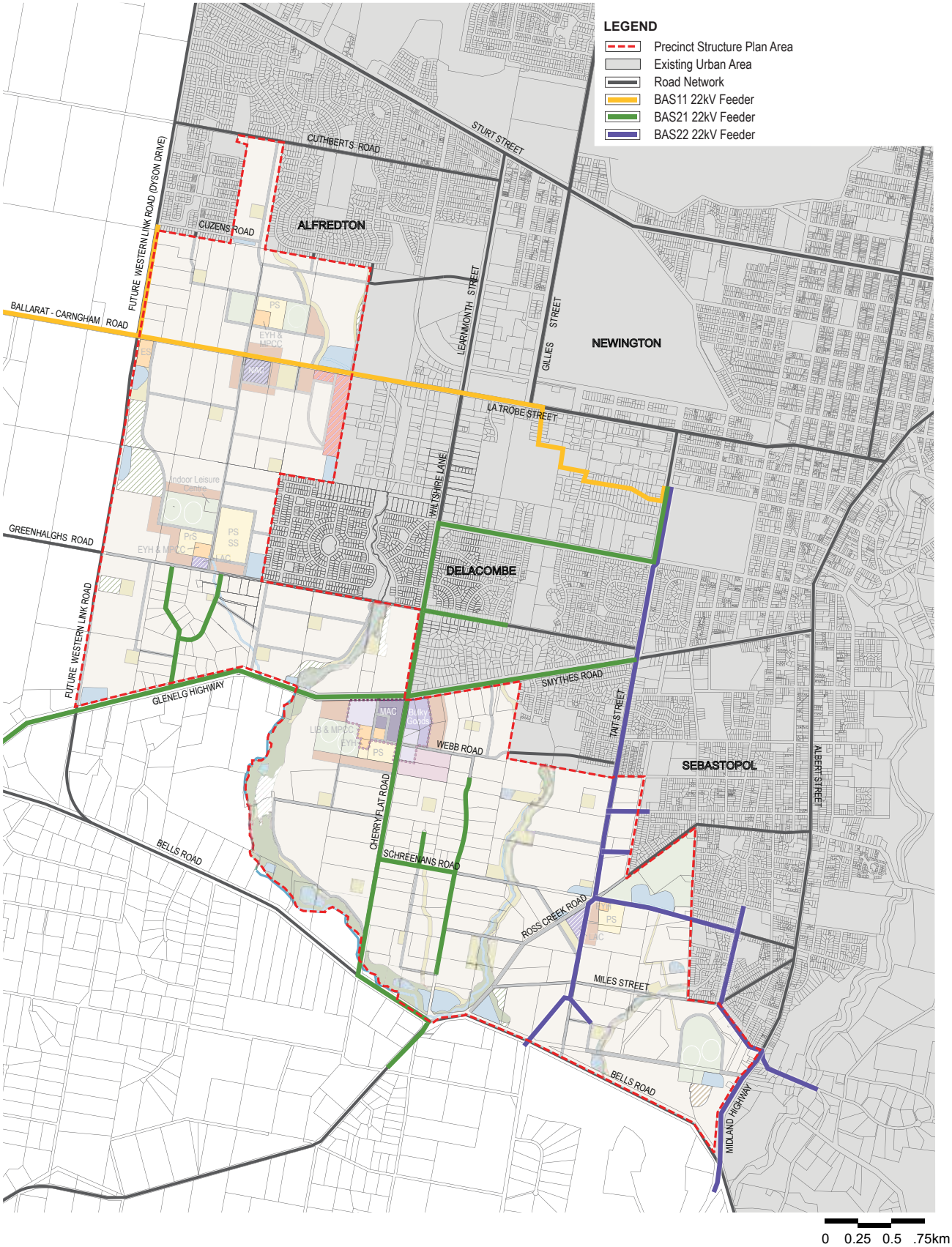


Note: Ease of servicing areas highlighted are indicative only and subject to change following finalisation of subdivision layouts and detailed design of sewerage infrastructure.

Plan 23 Natural Gas Network



Plan 24 Power Supply



6 Other Information

6.1 Glossary of Terms

The following glossary explains a number of the key terms used in this PSP. It is intended to assist with reading and understanding of the PSP, rather than provide a legal definition of terms used. Legal definitions for many of these terms can be found in the Ballarat Planning Scheme and/or relevant Ministerial Directions.

Active Open Space: Land set aside for the specific purpose of formal outdoor sports by the community.

Activity Centre: Provide the focus for services, commercial and retail based employment and social interaction. They are where people shop, work, meet, relax and live. They are well-served by public transport, they range in size and intensity of use. In the growth areas, these are referred to as principal activity centres, major activity centres, neighbourhood activity centres and local centres.

Arterial Road: A higher order road providing for moderate to high volumes at relatively high speeds typically used for inter-suburban journeys and linking to freeways, and identified under the Road Management Act 2004. All arterials are managed by the State Government roads authority.

Co-location: Adjoining land uses to enable complementary programs, activities and services and shared use of resources and facilities. For example, the co-location of schools and active open space.

Community Facilities: Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres); early years (e.g. preschool, maternal and child health, childcare); health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

Conventional Density Housing: Housing with an average density of 10 to 15 dwellings per net developable hectare.

Development Contributions Plan: Document that sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the Planning and Environment Act 1987.

District Park: An area of open space that incorporates a large area for active recreation such as field sports.

Early Years Hub: Located within or alongside other community or education facilities. Early Years Hubs provide early years services such as maternal and child health, kindergarten and childcare.

Encumbered Land: Land that is constrained for development purposes; including land to be set aside for easements for power/transmission lines, sewers, gas, waterways/ drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land is not provided as a credit against public open space requirements.

Frontage: The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building or proposed building faces.

Gross Developable Area: Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.

Housing Density (Net): The number of houses divided by net developable area.

Linear Open Space Network: Corridors of open space, mainly along waterways that link together, forming a network.

Land Budget Table: A table setting out the total precinct area, net developable area and constituent land uses proposed within the precinct.

Local Activity Centre: An activity centre smaller than a neighbourhood activity centre with a catchment radius of about 400 metres and may include a small supermarket or convenience store of 500 square metres to 1,500 square metres.

Lower Density Housing: Housing with an average density of less than 10 dwellings per hectare.

Major Activity Centre: An activity centre that has similar characteristics to a Principal Activity Centre but serves a smaller catchment areas and is complementary to the Principal Activity Centre.

Main Street: A function of an activity centre, where vitality and activity are created by orienting uses towards the street, and ensuring that the primary address of all retail stores is the street. This would normally not be a high-traffic street.

Medium Density Housing: Housing with an average density of 16 to 30 dwellings per net developable hectare.

Multi-purpose Community centre: Centres providing multiple spaces clustered together on one site servicing the neighbourhood / district / sub-region / region. They may include some or all of features such as libraries, hall or performance space, meeting spaces, kindergarten, family support, maternal and child health, senior citizen, youth or cultural clubs, outreach support services, consulting services, community garden, customer service, IT facilities, before or after school classes.

Native Vegetation: Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

Native Vegetation Precinct Plan: A plan relating to native vegetation within a defined area that forms part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and listed in the schedule to Clause 52.16.

Neighbourhood Activity Centre: Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity centres.

Net Developable Area: Total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. Total precinct area minus community facilities, schools and educational facilities and open space, arterial roads and encumbered land. Small local parks defined at subdivision stage are included in net developable area. Net Developable Area may be expressed in terms of hectare units (i.e. Net Developable Hectare ("NDHa")).

Net Residential Area: As per Net Developable Area but excludes neighbourhood activity centres, non-government schools and other existing or permitted non-residential land uses (e.g. golf course sites). Net Residential Area may be expressed in terms of hectare units (i.e. Net Residential Hectare ("NRHa")).

Passive Open Space: Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.

Precinct: An area of land within the Urban Growth Zone for which a precinct structure plan is to be produced. Their extent will be determined based on a need to create reasonably self-contained communities and on an understanding of the strategic level land use and topographical features. They will normally be between 200 hectares and 2000 hectares, but larger or smaller precincts may be defined in specific circumstances.

Precinct Infrastructure Plan: Section within the precinct structure plan that defines the priority regional and local infrastructure requirements for future planning and investment by council and government agencies.

Precinct Structure Plan: A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A precinct structure plan sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.

Principal Activity Centre: Activity centres that accommodate a mix of activities that generate higher numbers of trips, including business, retail, services and entertainment. Generally well served by multiple public transport routes. Has a very large catchment covering several suburbs and attract activities that meet metropolitan needs.

Public Open Space: Land that is set aside in the precinct structure plan for public recreation; or as parklands; or for similar purposes. Incorporates active and passive open space.

Shared or Joint Use: When councils, schools and community service organisations come together to plan, build and in some cases jointly manage a single facility to be used by multiple service providers. E.g. Using a school as a facility for wider community utilisation.

Small Lot Housing Code: Planning and Design Guidelines setting out the requirements for building envelopes on plans of subdivision on lots with an area less than 300 square metres.

Urban Growth Zone: Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition of non-urban land into urban land; (2) to encourage development of well-planned and well-serviced new urban communities in accordance with an overall plan; (3) to reduce the number of development approvals needed in areas where an agreed plan is in place; and (4) to safeguard non-urban land from use and development that could prejudice its future urban development.

Water Sensitive Urban Design: A sustainable water management approach that aims to provide water-quality treatment, flood management to reduce the pollution carried to our waterways and more sustainable urban landscapes. Key principles include minimising water resistant areas; recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground; encouraging onsite reuse of rain; encouraging onsite treatment to improve water quality and remove pollution, and using temporary rainfall storage (retarding basins/ wetlands) to reduce the load on drains and improve landscape viability.

Wathaurang: Traditional land owners. Also known as the Wadda Wurrung people.

6.2 Other Information

The following documents may assist in understanding the background to the vision, objectives and other requirements of this Precinct Structure Plan.

6.2.1 Background technical reports

AECOM: Rainwater Tank Modelling, 2011
AECOM: Carngham Road Industrial Buffer Study –Stage 1, 2011
AECOM: Carngham Road Industrial Buffer Study – Stage 2, 2011
AECOM: Ballarat Western Link Road – Alignment Options Assessment Report, 2010
AECOM: Carngham Road Industrial Interface Study, 11 January 2012
City of Ballarat: Precinct Structure Plans: Precincts 1, 2 and 4: Strategic Issues Paper, 2011
City of Ballarat: Landscape Character Policy, 2011
City of Ballarat: Ballarat Open Space Strategy, 2009
City of Ballarat: Alfredton West Precinct Structure Plan, 2011
City of Ballarat: Ballarat West Growth Area Plan, March 2009
Coffey: Detailed Environmental Contamination Assessment, 2011
Context: Ballart West Growth Area – Bonshaw Creek and Greenhalghs Road Precincts Historical Archaeological Assessments, 2011
CPG: Social and Community Infrastructure Needs Assessment for the Ballarat West Growth Area, 2010
Ecology Partners: Flora and Fauna Assessment and Aquatic Fauna Review for the Ballarat West Growth Area, 2010
Ecology Partners: Targeted Threatened Fauna Surveys, 2011
Ecology Partners: Ballarat West Growth Area, Precinct 1, Bonshaw and Sebastopol, Victoria: Aboriginal and Historical Heritage Assessment, 2011
Ecology Partners: Ballarat West Growth Area, Precinct 2, Smythes Creek and Delacombe, Victoria: Aboriginal and Historical Heritage Assessment, 2011
Ecology Partners: Ballarat West Growth Area, Precinct 4, Alfredton and Delacombe, Victoria: Aboriginal and Historical Heritage Assessment, 2011
Environmental Research Management (Australia) Pty Ltd: Ballarat West Precinct Structure Plan Review – Contaminated Land Review, July 2016
Environmental Research Management (Australia) Pty Ltd: Ballarat West Precinct Structure Plan Review of the 'Industrial/Commercial Precinct' – Air and Noise Assessment, July 2016
Environmental Research Management (Australia) Pty Ltd: Ballarat West Precinct Structure Plan (2012) Review- Planning Summary Report, July 2016
GHD: Stage 2 Preliminary Environmental Contamination Assessment, 2010
Halcrow: Pre-development flood mapping, 2010
MacroPlan: Demographic & Residential Assessment Stage 1, 2010
MacroPlan: Demographic & Residential Assessment Stage 2, 2010
MacroPlan: Economic Assessment for Ballarat West Growth Area, 2010
Renaissance Planning: Ballarat Interim Activity Centre Policy Nov 2009
SMEC: Ballarat West Conservation Management Plan, December 2011
SMEC: Ballarat West Native Vegetation Plan, June 1012
SGS: City of Ballarat Economic Strategy 2010-2014

General reference documents

A Strategic Framework for Creating Liveable New Communities, Growth Areas Authority, March 2008.

Activity Centre Design Guidelines, Department of Sustainability and Environment, January 2005.

Development Contributions Guidelines, Department of Planning and Community Development, March 2007.

Flora and Fauna Guarantee Strategy: Victoria's Biodiversity, Department of Natural Resources and Environment, 1997.

Guidelines for Conducting Historical Archaeological Surveys, 2008, Heritage Council of Victoria and Heritage Victoria.

Healthy by Design: A planners' guide to environments for active living, National Heart Foundation of Australia, 2004.

Melbourne 2030: Planning for Sustainable Growth, State of Victoria, October 2002.

Our Environment, Our Future, Department of Sustainability and Environment, 2006.

Planning for Community Infrastructure in Growth Areas, Australian Social and Recreation, 2008.

Public Transport Guidelines for Land Use Development, Department of Transport, 2008.

Safer Design Guidelines for Victoria, Department of Sustainability and Environment, June 2005.

Urban Development Program, Department of Planning and Community Development, annual.

Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999.

7 Attachments

Attachment 1: Property Specific Land Use Budget

Attachment 2: Property Specific Land Use Budget - Housing Yield

Attachment 3: Small Lot Housing Code

Attachment 1: Property Specific Land Use Budget

Table 3 Property Specific Land Use Budget

Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (ha)
			Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	
Property 1	2012292	**0.82**	0.00	0.00	0.00	0.00	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	**0.00**
Property 2	2012293	**35.77**	0.00	0.00	0.00	0.00	8.64	0.62	2.36	0.00	0.00	0.00	5.10	0.40	0.00	**18.65**
Property 3	2012291	**8.71**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.56	2.91	0.00	0.00	**3.74**
Property 4	2035436	**9.44**	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	1.00	2.94	0.00	0.00	0.00	**5.45**
Property 5	2035447	**8.10**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**8.10**
Property 6	2035446	**8.09**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**8.09**
Property 7	2035434	**8.16**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	**7.16**
Property 8	2035434	**8.07**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**8.07**
Property 9	2035434	**8.07**	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**7.95**
Property 10	2035434	**8.07**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.01	0.00	**7.06**
Property 11	2035434	**7.61**	0.00	0.00	0.00	0.00	2.88	0.61	0.00	0.00	0.00	0.00	0.00	0.50	0.00	**3.62**
Property 12	2002746	**3.33**	0.00	0.00	0.00	0.00	1.65	1.51	0.00	0.00	0.00	0.00	0.00	0.13	0.00	**0.04**
Property 13	2002747	**2.08**	0.00	0.00	0.00	0.00	2.04	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Property 14	2002751	**1.17**	0.00	0.00	0.00	0.00	0.71	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Property 15	2002749	**0.33**	0.00	0.00	0.00	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Property 16	2002748	**28.53**	0.00	0.00	0.00	0.00	6.35	0.00	1.49	0.00	0.00	0.00	0.00	1.44	0.00	**19.25**
Property 17	2029915	**2.01**	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.96**
Property 18	2029915	**2.21**	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.20**
Property 19	2029915	**2.03**	0.00	0.08	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.90**
Property 20	2029915	**4.06**	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.02**
Property 21	2029915	**4.07**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.07**
Property 22	2029914	**2.06**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.06**
Property 23	2029915	**2.09**	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.04**
Property 24	2029913	**4.42**	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.37**
Property 25	2029912	**2.04**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.04**
Property 26	2029913	**2.75**	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	**2.32**
Property 27	2029911	**2.02**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.02**
Property 28	2029910	**2.03**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.03**
Property 29	2029910	**10.89**	0.00	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51	0.00	**9.71**
Property 30	2029909	**3.02**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.00	**2.34**
Property 31	2034414	**1.85**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.85**
Property 32	2034415	**1.46**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.46**
Property 33	2034416	**1.57**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.57**
Property 34	2034417	**1.61**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.61**
Property 35	2051664	**0.91**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.91**
Property 36	2051665	**0.93**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.93**
Property 37	2035439	**8.27**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	**7.27**
Property 38	2035437	**2.04**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.04**
Property 39	2035438	**2.02**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.02**

Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (ha)
			Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	
Property 40	2034419	**1.93**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.93**
Property 41	2034420	**1.87**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.87**
Property 42	2034421	**1.00**	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.98**
Property 43	2028681	**0.68**	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.67**
Property 44	2028681	**0.69**	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.68**
Property 45	2049703	**0.77**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.77**
Property 46	2049704	**0.64**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.64**
Property 47	2049705	**0.64**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.64**
Property 48	2049706	**0.92**	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.89**
Property 49	2049702	**0.70**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.70**
Property 50	2049701	**0.65**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.65**
Property 51	2049700	**0.65**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.65**
Property 52	2049699	**0.65**	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.63**
Property 53	2035440	**2.03**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.03**
Property 54	2035441	**2.03**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.03**
Property 55	2051432	**0.79**	0.00	0.03	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.68**
Property 56	2051433	**1.19**	0.00	0.04		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.15**
Property 57	2034430	**3.86**	0.00	0.01		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.85**
Property 58	2034429	**2.49**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.49**
Property 59	2034428	**2.78**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.78**
Property 60	2034427	**2.22**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.22**
Property 61	2034426	**2.00**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.00**
Property 62	2034424	**2.13**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.13**
Property 63	2034423	**2.05**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.05**
Property 64	2034422	**2.31**	0.00	0.06		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.25**
Property 65	2031576	**20.53**	0.00	0.00		0.00	1.36	0.79	0.00	0.00	0.00	0.00	0.00	2.69	0.00	**15.69**
Property 66	2031576	**3.78**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	**2.78**
Property 67	2042495	**24.42**	0.00	0.00		0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	3.21	0.00	**20.72**
Property 68	2046063	**24.27**	0.00	0.08		0.00	0.37	1.04	0.00	0.00	0.00	0.00	0.00	3.70	0.00	**19.08**
Property 69	2035443	**3.25**	0.00	0.12	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.00	**2.89**
Property 70	2039204	**2.04**	0.00	0.14		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.90**
Property 71	2035444	**2.04**	0.00	0.14		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.90**
Property 72	2035448	**4.07**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	**3.62**
Property 73	2035445	**4.03**	0.00	0.27		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.76**
Property 74	2051046	**2.18**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	**1.92**
Property 75	2051047	**1.91**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00	**1.67**
Property 76	2047568	**4.06**	0.00	0.26		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.80**
Property 77	2028691	**4.05**	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46	0.00	**3.59**
Property 78	2002761	**3.59**	0.00	0.00		0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.57**

Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (ha)
			Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	
Property 79	2028685	**5.81**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79	0.00	**5.02**
Property 80	2028683	**3.81**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	**3.29**
Property 81	2035435	**3.15**	0.00	0.00	0.00	0.00	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	**1.22**
Property 82	2002742	**2.36**	0.00	0.00	0.00	0.00	1.13	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.89**
Property 83	2002741	**6.17**	0.00	0.00	0.00	0.00	2.65	1.52	0.00	0.00	0.00	0.00	0.00	0.40	0.00	**1.60**
Property 84	2028686	**3.99**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	**3.98**
Property 85	2041899	**4.75**	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	1.06	0.00	**3.51**
Property 86	2041900	**3.99**	0.00	0.80	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.16**
Property 87	2046063	**4.00**	0.00	0.00	0.03	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.58**
Property 88	2028687	**4.36**	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	**3.92**
Property 89	2028688	**4.02**	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.41	0.00	**3.32**
Property 90	2028689	**3.95**	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	**3.17**
Property 91	2041898	**3.99**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	**3.65**
Property 92	2028690	**5.70**	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	1.47	0.00	**4.14**
Property 93	2027855	**5.26**	0.00	0.00	0.00	0.00	1.44	0.00	0.00	0.00	0.00	0.00	0.00	1.25	0.00	**2.57**
Property 94	2039846	**5.44**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.00	**5.11**
Property 95	2041312	**3.91**	0.00	0.00	0.00	0.00	2.46	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	**1.17**
Property 96	2031574	**5.43**	0.00	0.00	0.02	0.00	0.91	2.63	0.00	0.00	0.00	0.00	0.00	0.78	0.00	**1.09**
Property 97	2027853	**7.53**	0.00	0.62	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30	0.00	**5.56**
Property 98	2027852	**4.05**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.05**
Property 99	2005747	**4.42**	0.00	0.22	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	**4.15**
Property 100	2005746	**4.04**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.04**
Property 101	2000321	**4.21**	0.00	0.00	0.00	0.00	0.87	2.14	1.16	0.00	0.00	0.00	0.00	0.00	0.00	**0.04**
Property 102	2000321	**8.22**	0.00	0.00	0.00	0.00	0.38	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	**7.66**
Property 103	2000321	**9.92**	0.00	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**9.79**
Property 104	2031578	**0.50**	0.00	0.05	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.42**
Property 105	2031570	**1.59**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.59**
Property 106	2031570	**1.88**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.88**
Property 107	2031570	**0.96**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.96**
Property 108	2031571	**3.46**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.46**
Property 109	2031572	**1.20**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.20**
Property 110	2031572	**0.55**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.55**
Property 111	2006617	**0.46**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.46**
Property 112	2006617	**4.11**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.11**
Property 113	2041363	**0.36**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	**0.00**
Property 114	2012845	**9.96**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.96	**0.00**
Property 115	2012845	**0.33**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	**0.00**
Property 116	2012844	**11.41**	0.00	0.00	0.00	0.00	0.00	4.43	0.00	0.00	0.00	0.00	0.00	0.00	6.98	**0.00**
Property 117	2012843	**0.62**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.62**

Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (ha)
			Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	
Property 118	2042052	**0.17**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.17**
Property 119	2023630	**1.15**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.15**
Property 120	2023631	**6.24**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	2.65	0.00	0.00	0.00	**3.09**
Property 121	2012842	**2.05**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	**1.90**
Property 122	2012842	**1.48**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.48**
Property 123	2012842	**8.21**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	**7.76**
Property 124	2005750	**8.66**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.00	0.00	0.00	**7.81**
Property 125	2023250	**5.86**	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**5.82**
Property 126	2023251	**5.85**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**5.85**
Property 127	2023252	**2.03**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00	**1.94**
Property 128	2045173	**5.63**	0.00	0.00	0.00	0.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	1.87	0.00	**3.33**
Property 129	2012840	**2.03**	0.00	0.00	0.00	0.00	0.00	0.90	0.00	0.00	0.00	0.00	0.00	0.15	0.00	**0.98**
Property 130	2000321	**1.47**	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.43**
Property 131	2000321	**1.47**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.47**
Property 132	2000321	**2.25**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	**2.23**
Property 133	2000321	**6.46**	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.62	0.00	**5.53**
Property 134	2000321	**8.11**	0.00	0.00	0.00	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00	1.78	0.00	**5.89**
Property 135	2000321	**2.25**	0.00	0.00	0.00	0.00	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	**1.27**
Property 136	2000321	**2.20**	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.00	**1.86**
Property 137	2000321	**7.10**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**7.10**
Property 138	2049676	**22.46**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.19	0.44	0.00	**11.83**
Property 139	2026429	**0.82**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.82**
Property 140	2026429	**1.16**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.16**
Property 141	2026430	**0.06**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.06**
Property 142		**0.23**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.23**
Property 143	2026428	**0.47**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.47**
Property 144	2026428	**1.54**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.54**
Property 145	2000330	**0.41**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.41**
Property 146	2000328	**0.36**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.36**
Property 147	2000328	**0.06**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.06**
Property 148	2000327	**0.06**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.06**
Property 149	2000326	**0.06**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.06**
Property 150	2000325	**0.18**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.18**
Property 151	2000324	**0.38**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.38**
Property 152	2000322	**0.20**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.20**
Property 153	2000323	**10.69**	0.00	0.00	0.00	0.00	0.00	1.54	0.00	2.28	0.00	0.00	0.75	0.00	0.00	**6.12**
Property 154	2000321	**19.51**	0.00	0.08	0.00	0.00	0.23	0.68	0.00	0.00	0.00	0.00	1.09	0.58	0.00	**16.85**
Property 155	2012306	**32.90**	1.73	0.15	0.07	0.00	0.00	1.69	8.65	0.00	0.00	0.00	0.97	0.00	0.00	**19.64**
Property 156	2012998	**32.95**	0.00	1.15	0.04	0.00	0.00	0.00	0.00	0.00	1.30	3.50	10.03	0.00	0.00	**16.93**

Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (ha)
			Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	
Property 157	2012998	**32.91**	0.00	1.12	0.03	0.00	0.00	2.61	0.00	0.00	0.00	10.00	0.00	0.00	0.00	**19.15**
Property 158	2012289	**27.51**	0.00	1.74	0.21	0.00	0.05	0.43	0.35	0.00	0.00	0.00	0.00	1.00	0.00	**23.73**
Property 159	2012289	**32.86**	0.00	0.19	0.00	0.00	4.39	0.14	0.98	0.00	0.00	0.00	0.00	2.70	0.00	**24.46**
Property 160	2012289	**5.31**	0.00	0.04	0.00	0.00	2.00	0.13	0.00	0.00	0.00	0.00	0.00	1.80	0.00	**1.34**
Property 161	2012289	**16.64**	0.00	0.04	0.05	0.00	0.14	0.00	1.63	0.00	0.00	0.00	0.00	0.00	0.00	**14.78**
Property 162	2012289	**1.64**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.64**
Property 163	2039201	**1.09**	0.00	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.05**
Property 164	2039199	**0.68**	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.67**
Property 165	2039200	**1.09**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.09**
Property 166	2013004	**0.73**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.73**
Property 167	2010410	**1.89**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.89**
Property 168	2040644	**1.30**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.30**
Property 169	2040447	**1.44**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.44**
Property 170	2010408	**5.46**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**5.46**
Property 171	2040200	**1.26**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.26**
Property 172	2012288	**2.33**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.33**
Property 173	2010411	**3.46**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.46**
Property 174	2040444	**2.47**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.47**
Property 175	2012287	**0.81**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.81**
Property 176	2012286	**0.99**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.99**
Property 177	2042211	**0.60**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.60**
Property 178	2022615	**0.56**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.56**
Property 179	2022633	**1.05**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.05**
Property 180	2012285	**0.79**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.79**
Property 181	2022616	**1.03**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.03**
Property 182	2012284	**0.78**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.78**
Property 183	2012283	**0.89**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.89**
Property 184	2012307	**0.95**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.95**
Property 185	2046230	**2.01**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.01**
Property 186	2046231	**2.01**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.01**
Property 187	2022619	**3.87**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.87**
Property 188	2022620	**0.88**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.88**
Property 189	2022621	**2.07**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**2.07**
Property 190	2022622	**0.90**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.90**
Property 191	2022623	**0.80**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.80**
Property 192	2022624	**0.80**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.80**
Property 193	2022625	**0.80**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.80**
Property 194	2022626	**1.60**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.60**
Property 195	2022627	**1.72**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.72**

Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (ha)
			Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	
Property 196	2022628	**0.86**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.86**
Property 197	2022629	**0.85**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.85**
Property 198	2022630	**0.83**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.83**
Property 199	2022631	**0.83**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.83**
Property 200	2022632	**0.83**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.83**
Property 201	2010409	**0.81**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.81**
Property 202	2022614	**0.94**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.94**
Property 203	2010407	**3.60**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	**3.35**
Property 204	2013003	**1.24**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.24**
Property 205	2047864	**0.27**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.27**
Property 206	2045820	**0.83**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.83**
Property 207	2045819	**1.00**	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.93**
Property 208	2012306	**24.12**	1.25	0.00	0.04	0.00	0.00	0.00	1.85	0.00	0.00	0.00	0.00	1.17	0.00	**19.81**
Property 209	2012306	**19.72**	1.78	0.00	0.00	0.00	0.00	2.12	0.00	0.00	0.00	0.00	0.00	1.00	0.00	**14.82**
Property 210	2036739	**0.40**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.40**
Property 211	2036738	**21.75**	0.00	2.36	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	1.00	0.00	**17.89**
Property 212	2036752	**32.60**	0.00	0.81	0.00	0.00	0.00	3.87	0.93	0.00	0.00	0.00	0.16	3.00	0.00	**23.83**
Property 213	2036752	**32.80**	0.00	1.37	0.06	0.00	0.00	0.00	0.00	0.00	1.30	3.50	3.84	1.66	0.00	**21.07**
Property 214	2001989	**32.38**	0.00	0.00	0.00	0.00	0.00	1.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**30.84**
Property 215	2001990	**16.35**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.56	0.00	**12.79**
Property 216	2001990	**16.81**	0.00	0.91	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**15.85**
Property 217	2001991	**0.09**	0.00	0.07	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
Property 218	2001992	**16.39**	0.00	0.96	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	**14.36**
Property 219	2001993	**15.91**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**15.91**
Property 220	2001994	**32.73**	0.54	0.00	0.00	0.00	0.00	1.50	4.34	0.00	2.00	0.00	0.00	1.39	0.00	**22.96**
Property 221	2036749	**4.02**	0.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**3.70**
Property 222	2036748	**2.14**	0.00	0.32	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.80**
Property 223	2042384	**1.89**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1.89**
Property 224	2036747	**4.31**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.31**
Property 225	2036746	**4.34**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.34**
Property 226	2036745	**4.15**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.15**
Property 227	2036744	**4.15**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**4.15**
Property 228	2036750	**7.81**	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	**6.61**
Property 229	2036750	**14.38**	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**14.02**
Property 230	2036751	**18.39**	0.00	1.86	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00	**12.46**
Sub-Total		**1226.14**	**5.30**	**18.05**	**1.56**	**0.00**	**47.27**	**34.17**	**23.92**	**2.28**	**7.60**	**24.00**	**39.04**	**56.11**	**17.63**	**949.21**
Existing Road Reserves		**63.76**	**0.00**	**0.00**	**0.00**	**61.38**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.94**	**0.00**	**0.00**	**1.44**
Total		**1289.90**	**5.30**	**18.05**	**1.56**	**61.38**	**47.27**	**34.17**	**23.92**	**2.28**	**7.60**	**24.00**	**39.98**	**56.11**	**17.63**	**950.65**

Attachment 2: Property Specific Land Use Budget - Housing Yield

Table 4 Property Specific Land Use Budget - Housing Yields

Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	OTHER LAND USES			Total Net Residential Area (Hectares)	CONVENTIONAL DENSITY (15 Dwellings/NRHa)		MEDIUM DENSITY (25 Dwellings/NRHa)		TOTAL COMBINED		
				Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 1	2012292	**0.82**	**0.00**	0.00	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 2	2012293	**35.77**	**18.65**	0.00	0.00	0.00	**18.65**	14.25	214	4.40	110	18.65	17	324
Property 3	2012291	**8.71**	**3.74**	3.74	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 4	2035436	**9.44**	**5.45**	5.45	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 5	2035447	**8.10**	**8.10**	0.00	0.00	0.00	**8.10**	5.37	81	2.73	68	8.10	18	149
Property 6	2035446	**8.09**	**8.09**	0.00	0.00	0.00	**8.09**	8.09	121	0.00	0	8.09	15	121
Property 7	2035434	**8.16**	**7.16**	0.00	0.00	0.00	**7.16**	7.16	107	0.00	0	7.16	15	107
Property 8	2035434	**8.07**	**8.07**	0.00	0.00	0.00	**8.07**	8.07	121	0.00	0	8.07	15	121
Property 9	2035434	**8.07**	**7.95**	0.00	0.00	0.00	**7.95**	7.95	119	0.00	0	7.95	15	119
Property 10	2035434	**8.07**	**7.06**	0.00	0.00	0.00	**7.06**	7.06	106	0.00	0	7.06	15	106
Property 11	2035434	**7.61**	**3.62**	0.00	0.00	0.00	**3.62**	3.62	54	0.00	0	3.62	15	54
Property 12	2002746	**3.33**	**0.04**	0.00	0.00	0.00	**0.04**	0.04	1	0.00	0	0.04	15	1
Property 13	2002747	**2.08**	**0.00**	0.00	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 14	2002751	**1.17**	**0.00**	0.00	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 15	2002749	**0.33**	**0.00**	0.00	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 16	2002748	**28.53**	**19.25**	0.00	0.00	0.00	**19.25**	19.25	289	0.00	0	19.25	15	289
Property 17	2029915	**2.01**	**1.96**	0.38	1.58	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 18	2029915	**2.21**	**2.20**	0.00	2.20	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 19	2029915	**2.03**	**1.90**	0.82	1.08	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 20	2029915	**4.06**	**4.02**	1.17	0.00	0.00	**2.85**	0.00	0	2.85	71	2.85	25	71
Property 21	2029915	**4.07**	**4.07**	0.05	0.00	0.00	**4.02**	0.00	0	4.02	101	4.02	25	101
Property 22	2029914	**2.06**	**2.06**	0.00	0.00	0.00	**2.06**	0.00	0	2.06	52	2.06	25	52
Property 23	2029915	**2.09**	**2.04**	0.00	0.00	0.00	**2.04**	0.00	0	2.04	51	2.04	25	51
Property 24	2029913	**4.42**	**4.37**	0.00	0.00	0.00	**4.37**	3.63	54	0.74	19	4.37	17	73
Property 25	2029912	**2.04**	**2.04**	0.00	0.00	0.00	**2.04**	2.04	31	0.00	0	2.04	15	31
Property 26	2029913	**2.75**	**2.32**	0.00	0.00	0.00	**2.32**	2.32	35	0.00	0	2.32	15	35
Property 27	2029911	**2.02**	**2.02**	0.00	0.00	0.00	**2.02**	2.02	30	0.00	0	2.02	15	30
Property 28	2029910	**2.03**	**2.03**	0.00	0.00	0.00	**2.03**	2.03	30	0.00	0	2.03	15	30
Property 29	2029910	**10.89**	**9.71**	0.00	0.00	0.00	**9.71**	9.71	146	0.00	0	9.71	15	146
Property 30	2029909	**3.02**	**2.34**	0.00	0.00	0.00	**2.34**	2.34	35	0.00	0	2.34	15	35
Property 31	2034414	**1.85**	**1.85**	0.00	0.00	0.00	**1.85**	1.85	28	0.00	0	1.85	15	28
Property 32	2034415	**1.46**	**1.46**	0.00	0.00	0.00	**1.46**	1.46	22	0.00	0	1.46	15	22
Property 33	2034416	**1.57**	**1.57**	0.00	0.00	0.00	**1.57**	1.57	24	0.00	0	1.57	15	24
Property 34	2034417	**1.61**	**1.61**	0.00	0.00	0.00	**1.61**	1.61	24	0.00	0	1.61	15	24
Property 35	2051664	**0.91**	**0.91**	0.00	0.00	0.00	**0.91**	0.91	14	0.00	0	0.91	15	14
Property 36	2051665	**0.93**	**0.93**	0.00	0.00	0.00	**0.93**	0.93	14	0.00	0	0.93	15	14
Property 37	2035439	**8.27**	**7.27**	0.00	0.00	0.00	**7.27**	7.27	109	0.00	0	7.27	15	109
Property 38	2035437	**2.04**	**2.04**	0.00	0.00	0.00	**2.04**	2.04	31	0.00	0	2.04	15	31

Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	OTHER LAND USES			Total Net Residential Area (Hectares)	CONVENTIONAL DENSITY (15 Dwellings/NRHa)		MEDIUM DENSITY (25 Dwellings/NRHa)		TOTAL COMBINED		
				Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 39	2035438	**2.02**	**2.02**	0.00	0.00	0.00	**2.02**	2.02	30	0.00	0	2.02	15	30
Property 40	2034419	**1.93**	**1.93**	0.00	0.00	0.00	**1.93**	1.93	29	0.00	0	1.93	15	29
Property 41	2034420	**1.87**	**1.87**	0.00	0.00	0.00	**1.87**	1.87	28	0.00	0	1.87	15	28
Property 42	2034421	**1.00**	**0.98**	0.00	0.00	0.00	**0.98**	0.98	15	0.00	0	0.98	15	15
Property 43	2028681	**0.68**	**0.67**	0.00	0.00	0.00	**0.67**	0.67	10	0.00	0	0.67	15	10
Property 44	2028681	**0.69**	**0.68**	0.00	0.00	0.00	**0.68**	0.68	10	0.00	0	0.68	15	10
Property 45	2049703	**0.77**	**0.77**	0.00	0.00	0.00	**0.77**	0.77	12	0.00	0	0.77	15	12
Property 46	2049704	**0.64**	**0.64**	0.00	0.00	0.00	**0.64**	0.64	10	0.00	0	0.64	15	10
Property 47	2049705	**0.64**	**0.64**	0.00	0.00	0.00	**0.64**	0.64	10	0.00	0	0.64	15	10
Property 48	2049706	**0.92**	**0.89**	0.00	0.00	0.00	**0.89**	0.89	13	0.00	0	0.89	15	13
Property 49	2049702	**0.70**	**0.70**	0.00	0.00	0.00	**0.70**	0.70	11	0.00	0	0.70	15	11
Property 50	2049701	**0.65**	**0.65**	0.00	0.00	0.00	**0.65**	0.65	10	0.00	0	0.65	15	10
Property 51	2049700	**0.65**	**0.65**	0.00	0.00	0.00	**0.65**	0.65	10	0.00	0	0.65	15	10
Property 52	2049699	**0.65**	**0.63**	0.00	0.00	0.00	**0.63**	0.63	9	0.00	0	0.63	15	9
Property 53	2035440	**2.03**	**2.03**	0.00	0.00	0.00	**2.03**	2.03	30	0.00	0	2.03	15	30
Property 54	2035441	**2.03**	**2.03**	0.00	0.00	0.00	**2.03**	2.03	30	0.00	0	2.03	15	30
Property 55	2051432	**0.79**	**0.68**	0.00	0.00	0.00	**0.68**	0.68	10	0.00	0	0.68	15	10
Property 56	2051433	**1.19**	**1.15**	0.00	0.00	0.00	**1.15**	1.15	17	0.00	0	1.15	15	17
Property 57	2034430	**3.86**	**3.85**	0.00	0.00	0.00	**3.85**	3.85	58	0.00	0	3.85	15	58
Property 58	2034429	**2.49**	**2.49**	0.00	0.00	0.00	**2.49**	2.49	37	0.00	0	2.49	15	37
Property 59	2034428	**2.78**	**2.78**	0.00	0.00	0.00	**2.78**	2.78	42	0.00	0	2.78	15	42
Property 60	2034427	**2.22**	**2.22**	0.00	0.00	0.00	**2.22**	2.22	33	0.00	0	2.22	15	33
Property 61	2034426	**2.00**	**2.00**	0.00	0.00	0.00	**2.00**	2.00	30	0.00	0	2.00	15	30
Property 62	2034424	**2.13**	**2.13**	0.00	0.00	0.00	**2.13**	2.13	32	0.00	0	2.13	15	32
Property 63	2034423	**2.05**	**2.05**	0.00	0.00	0.00	**2.05**	2.05	31	0.00	0	2.05	15	31
Property 64	2034422	**2.31**	**2.25**	0.00	0.00	0.00	**2.25**	2.25	34	0.00	0	2.25	15	34
Property 65	2031576	**20.53**	**15.69**	0.00	0.00	0.00	**15.69**	15.69	235	0.00	0	15.69	15	235
Property 66	2031576	**3.78**	**2.78**	0.00	0.00	0.00	**2.78**	2.78	42	0.00	0	2.78	15	42
Property 67	2042495	**24.42**	**20.72**	0.00	0.00	0.00	**20.72**	20.72	311	0.00	0	20.72	15	311
Property 68	2046063	**24.27**	**19.08**	0.00	0.00	0.00	**19.08**	19.08	286	0.00	0	19.08	15	286
Property 69	2035443	**3.25**	**2.89**	0.00	0.00	0.00	**2.89**	2.89	43	0.00	0	2.89	15	43
Property 70	2039204	**2.04**	**1.90**	0.00	0.00	0.00	**1.90**	1.90	29	0.00	0	1.90	15	29
Property 71	2035444	**2.04**	**1.90**	0.00	0.00	0.00	**1.90**	1.90	29	0.00	0	1.90	15	29
Property 72	2035448	**4.07**	**3.62**	0.00	0.00	0.00	**3.62**	3.62	54	0.00	0	3.62	15	54
Property 73	2035445	**4.03**	**3.76**	0.00	0.00	0.00	**3.76**	3.76	56	0.00	0	3.76	15	56
Property 74	2051046	**2.18**	**1.92**	0.00	0.00	0.00	**1.92**	1.92	29	0.00	0	1.92	15	29
Property 75	2051047	**1.91**	**1.67**	0.00	0.00	0.00	**1.67**	1.67	25	0.00	0	1.67	15	25
Property 76	2047568	**4.06**	**3.80**	0.00	0.00	0.00	**3.80**	3.80	57	0.00	0	3.80	15	57

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				Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 77	2028691	**4.05**	**3.59**	0.00	0.00	0.00	**3.59**	3.59	54	0.00	0	3.59	15	54
Property 78	2002761	**3.59**	**3.57**	0.00	0.00	0.00	**3.57**	3.57	54	0.00	0	3.57	15	54
Property 79	2028685	**5.81**	**5.02**	0.00	0.00	0.00	**5.02**	5.02	75	0.00	0	5.02	15	75
Property 80	2028683	**3.81**	**3.29**	0.00	0.00	0.00	**3.29**	3.29	49	0.00	0	3.29	15	49
Property 81	2035435	**3.15**	**1.22**	0.00	0.00	0.00	**1.22**	1.22	18	0.00	0	1.22	15	18
Property 82	2002742	**2.36**	**0.89**	0.00	0.00	0.00	**0.89**	0.89	13	0.00	0	0.89	15	13
Property 83	2002741	**6.17**	**1.60**	0.00	0.00	0.00	**1.60**	1.60	24	0.00	0	1.60	15	24
Property 84	2028686	**3.99**	**3.98**	0.00	0.00	0.00	**3.98**	3.98	60	0.00	0	3.98	15	60
Property 85	2041899	**4.75**	**3.51**	0.00	0.00	0.00	**3.51**	3.51	53	0.00	0	3.51	15	53
Property 86	2041900	**3.99**	**3.16**	0.00	0.00	0.00	**3.16**	3.16	47	0.00	0	3.16	15	47
Property 87	2046063	**4.00**	**3.58**	0.00	0.00	0.00	**3.58**	3.58	54	0.00	0	3.58	15	54
Property 88	2028687	**4.36**	**3.92**	0.00	0.00	0.00	**3.92**	3.92	59	0.00	0	3.92	15	59
Property 89	2028688	**4.02**	**3.32**	0.00	0.00	0.00	**3.32**	3.32	50	0.00	0	3.32	15	50
Property 90	2028689	**3.95**	**3.17**	0.00	0.00	0.00	**3.17**	3.17	48	0.00	0	3.17	15	48
Property 91	2041898	**3.99**	**3.65**	0.00	0.00	0.00	**3.65**	3.65	55	0.00	0	3.65	15	55
Property 92	2028690	**5.70**	**4.14**	0.00	0.00	0.00	**4.14**	4.14	62	0.00	0	4.14	15	62
Property 93	2027855	**5.26**	**2.57**	0.00	0.00	0.00	**2.57**	2.57	39	0.00	0	2.57	15	39
Property 94	2039846	**5.44**	**5.11**	0.00	0.00	0.00	**5.11**	5.11	77	0.00	0	5.11	15	77
Property 95	2041312	**3.91**	**1.17**	0.00	0.00	0.00	**1.17**	1.17	18	0.00	0	1.17	15	18
Property 96	2031574	**5.43**	**1.09**	0.00	0.00	0.00	**1.09**	1.09	16	0.00	0	1.09	15	16
Property 97	2027853	**7.53**	**5.56**	2.00	0.00	0.00	**3.56**	3.56	53	0.00	0	3.56	15	53
Property 98	2027852	**4.05**	**4.05**	0.00	0.00	0.00	**4.05**	4.05	61	0.00	0	4.05	15	61
Property 99	2005747	**4.42**	**4.15**	0.00	0.00	0.00	**4.15**	4.15	62	0.00	0	4.15	15	62
Property 100	2005746	**4.04**	**4.04**	0.00	0.00	0.00	**4.04**	4.04	61	0.00	0	4.04	15	61
Property 101	2000321	**4.21**	**0.04**	0.00	0.00	0.00	**0.04**	0.04	1	0.00	0	0.04	15	1
Property 102	2000321	**8.22**	**7.66**	0.00	0.00	0.00	**7.66**	7.66	115	0.00	0	7.66	15	115
Property 103	2000321	**9.92**	**9.79**	0.00	0.00	0.00	**9.79**	9.79	147	0.00	0	9.79	15	147
Property 104	2031578	**0.50**	**0.42**	0.00	0.00	0.00	**0.42**	0.42	6	0.00	0	0.42	15	6
Property 105	2031570	**1.59**	**1.59**	0.00	0.00	0.00	**1.59**	1.59	24	0.00	0	1.59	15	24
Property 106	2031570	**1.88**	**1.88**	0.00	0.00	0.00	**1.88**	1.88	28	0.00	0	1.88	15	28
Property 107	2031570	**0.96**	**0.96**	0.00	0.00	0.00	**0.96**	0.96	14	0.00	0	0.96	15	14
Property 108	2031571	**3.46**	**3.46**	0.00	0.00	0.00	**3.46**	3.46	52	0.00	0	3.46	15	52
Property 109	2031572	**1.20**	**1.20**	0.00	0.00	0.00	**1.20**	1.20	18	0.00	0	1.20	15	18
Property 110	2031572	**0.55**	**0.55**	0.00	0.00	0.00	**0.55**	0.55	8	0.00	0	0.55	15	8
Property 111	2006617	**0.46**	**0.46**	0.00	0.00	0.00	**0.46**	0.46	7	0.00	0	0.46	15	7
Property 112	2006617	**4.11**	**4.11**	0.00	0.00	0.00	**4.11**	4.11	62	0.00	0	4.11	15	62
Property 113	2041363	**0.36**	**0.00**	0.00	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 114	2012845	**9.96**	**0.00**	0.00	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 115	2012845	**0.33**	**0.00**	0.00	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0

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				Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 116	2012844	**11.41**	**0.00**	0.00	0.00	0.00	**0.00**	0.00	0	0.00	0	0.00	-	0
Property 117	2012843	**0.62**	**0.62**	0.00	0.00	0.00	**0.62**	0.62	9	0.00	0	0.62	15	9
Property 118	2042052	**0.17**	**0.17**	0.00	0.00	0.00	**0.17**	0.17	3	0.00	0	0.17	15	3
Property 119	2023630	**1.15**	**1.15**	0.00	0.00	0.00	**1.15**	0.00	0	1.15	29	1.15	25	29
Property 120	2023631	**6.24**	**3.09**	0.00	0.00	0.00	**3.09**	2.98	45	0.11	3	3.09	15	47
Property 121	2012842	**2.05**	**1.90**	0.00	0.00	0.00	**1.90**	1.90	29	0.00	0	1.90	15	29
Property 122	2012842	**1.48**	**1.48**	0.00	0.00	0.00	**1.48**	1.48	22	0.00	0	1.48	15	22
Property 123	2012842	**8.21**	**7.76**	0.00	0.00	0.00	**7.76**	7.76	116	0.00	0	7.76	15	116
Property 124	2005750	**8.66**	**7.81**	0.00	0.00	0.00	**7.81**	6.31	95	1.50	38	7.81	17	132
Property 125	2023250	**5.86**	**5.82**	0.00	0.00	0.00	**5.82**	5.82	87	0.00	0	5.82	15	87
Property 126	2023251	**5.85**	**5.85**	0.00	0.00	0.00	**5.85**	5.85	88	0.00	0	5.85	15	88
Property 127	2023252	**2.03**	**1.94**	0.00	0.00	0.00	**1.94**	1.94	29	0.00	0	1.94	15	29
Property 128	2045173	**5.63**	**3.33**	0.00	0.00	0.00	**3.33**	3.33	50	0.00	0	3.33	15	50
Property 129	2012840	**2.03**	**0.98**	0.00	0.00	0.00	**0.98**	0.98	15	0.00	0	0.98	15	15
Property 130	2000321	**1.47**	**1.43**	0.00	0.00	0.00	**1.43**	1.43	21	0.00	0	1.43	15	21
Property 131	2000321	**1.47**	**1.47**	0.00	0.00	0.00	**1.47**	1.47	22	0.00	0	1.47	15	22
Property 132	2000321	**2.25**	**2.23**	0.00	0.00	0.00	**2.23**	2.23	33	0.00	0	2.23	15	33
Property 133	2000321	**6.46**	**5.53**	0.00	0.00	0.00	**5.53**	5.53	83	0.00	0	5.53	15	83
Property 134	2000321	**8.11**	**5.89**	0.00	0.00	0.00	**5.89**	5.89	88	0.00	0	5.89	15	88
Property 135	2000321	**2.25**	**1.27**	0.00	0.00	0.00	**1.27**	1.27	19	0.00	0	1.27	15	19
Property 136	2000321	**2.20**	**1.86**	0.00	0.00	0.00	**1.86**	1.86	28	0.00	0	1.86	15	28
Property 137	2000321	**7.10**	**7.10**	0.00	0.00	0.00	**7.10**	7.10	107	0.00	0	7.10	15	107
Property 138	2049676	**22.46**	**11.83**	0.00	0.00	0.00	**11.83**	11.83	177	0.00	0	11.83	15	177
Property 139	2026429	**0.82**	**0.82**	0.00	0.00	0.00	**0.82**	0.82	12	0.00	0	0.82	15	12
Property 140	2026429	**1.16**	**1.16**	0.00	0.00	0.00	**1.16**	1.16	17	0.00	0	1.16	15	17
Property 141	2026430	**0.06**	**0.06**	0.00	0.00	0.00	**0.06**	0.06	1	0.00	0	0.06	15	1
Property 142		**0.23**	**0.23**	0.00	0.00	0.00	**0.23**	0.23	3	0.00	0	0.23	15	3
Property 143	2026428	**0.47**	**0.47**	0.00	0.00	0.00	**0.47**	0.47	7	0.00	0	0.47	15	7
Property 144	2026428	**1.54**	**1.54**	0.00	0.00	0.00	**1.54**	1.54	23	0.00	0	1.54	15	23
Property 145	2000330	**0.41**	**0.41**	0.00	0.00	0.00	**0.41**	0.41	6	0.00	0	0.41	15	6
Property 146	2000328	**0.36**	**0.36**	0.00	0.00	0.00	**0.36**	0.36	5	0.00	0	0.36	15	5
Property 147	2000328	**0.06**	**0.06**	0.00	0.00	0.00	**0.06**	0.06	1	0.00	0	0.06	15	1
Property 148	2000327	**0.06**	**0.06**	0.00	0.00	0.00	**0.06**	0.06	1	0.00	0	0.06	15	1
Property 149	2000326	**0.06**	**0.06**	0.00	0.00	0.00	**0.06**	0.06	1	0.00	0	0.06	15	1
Property 150	2000325	**0.18**	**0.18**	0.00	0.00	0.00	**0.18**	0.18	3	0.00	0	0.18	15	3
Property 151	2000324	**0.38**	**0.38**	0.00	0.00	0.00	**0.38**	0.38	6	0.00	0	0.38	15	6
Property 152	2000322	**0.20**	**0.20**	0.00	0.00	0.00	**0.20**	0.20	3	0.00	0	0.20	15	3
Property 153	2000323	**10.69**	**6.12**	0.00	0.00	0.00	**6.12**	6.12	92	0.00	0	6.12	15	92
Property 154	2000321	**19.51**	**16.85**	0.00	0.00	0.00	**16.85**	16.85	253	0.00	0	16.85	15	253

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				Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 155	2012306	**32.90**	**19.64**	0.00	0.00	0.00	**19.64**	17.28	259	2.36	59	19.64	16	318
Property 156	2012998	**32.95**	**16.93**	0.97	0.00	0.00	**15.96**	9.90	149	6.06	152	15.96	19	300
Property 157	2012998	**32.91**	**19.15**	0.00	0.00	0.00	**19.15**	17.16	257	1.99	50	19.15	16	307
Property 158	2012289	**27.51**	**23.73**	0.00	0.00	0.00	**23.73**	23.73	356	0.00	0	23.73	15	356
Property 159	2012289	**32.86**	**24.46**	0.00	0.00	0.00	**24.46**	24.46	367	0.00	0	24.46	15	367
Property 160	2012289	**5.31**	**1.34**	0.00	0.00	0.00	**1.34**	1.34	20	0.00	0	1.34	15	20
Property 161	2012289	**16.64**	**14.78**	0.00	0.00	0.00	**14.78**	14.78	222	0.00	0	14.78	15	222
Property 162	2012289	**1.64**	**1.64**	0.00	0.00	0.00	**1.64**	1.64	25	0.00	0	1.64	15	25
Property 163	2039201	**1.09**	**1.05**	0.00	0.00	0.00	**1.05**	1.05	16	0.00	0	1.05	15	16
Property 164	2039199	**0.68**	**0.67**	0.00	0.00	0.00	**0.67**	0.67	10	0.00	0	0.67	15	10
Property 165	2039200	**1.09**	**1.09**	0.00	0.00	0.00	**1.09**	1.09	16	0.00	0	1.09	15	16
Property 166	2013004	**0.73**	**0.73**	0.00	0.00	0.00	**0.73**	0.73	11	0.00	0	0.73	15	11
Property 167	2010410	**1.89**	**1.89**	0.00	0.00	0.00	**1.89**	1.89	28	0.00	0	1.89	15	28
Property 168	2040644	**1.30**	**1.30**	0.00	0.00	0.00	**1.30**	1.30	20	0.00	0	1.30	15	20
Property 169	2040447	**1.44**	**1.44**	0.00	0.00	0.00	**1.44**	1.44	22	0.00	0	1.44	15	22
Property 170	2010408	**5.46**	**5.46**	0.00	0.00	0.00	**5.46**	5.46	82	0.00	0	5.46	15	82
Property 171	2040200	**1.26**	**1.26**	0.00	0.00	0.00	**1.26**	1.26	19	0.00	0	1.26	15	19
Property 172	2012288	**2.33**	**2.33**	0.00	0.00	0.00	**2.33**	2.33	35	0.00	0	2.33	15	35
Property 173	2010411	**3.46**	**3.46**	0.00	0.00	0.00	**3.46**	3.46	52	0.00	0	3.46	15	52
Property 174	2040444	**2.47**	**2.47**	0.00	0.00	0.00	**2.47**	2.47	37	0.00	0	2.47	15	37
Property 175	2012287	**0.81**	**0.81**	0.00	0.00	0.00	**0.81**	0.81	12	0.00	0	0.81	15	12
Property 176	2012286	**0.99**	**0.99**	0.00	0.00	0.00	**0.99**	0.99	15	0.00	0	0.99	15	15
Property 177	2042211	**0.60**	**0.60**	0.00	0.00	0.00	**0.60**	0.60	9	0.00	0	0.60	15	9
Property 178	2022615	**0.56**	**0.56**	0.00	0.00	0.00	**0.56**	0.56	8	0.00	0	0.56	15	8
Property 179	2022633	**1.05**	**1.05**	0.00	0.00	0.00	**1.05**	1.05	16	0.00	0	1.05	15	16
Property 180	2012285	**0.79**	**0.79**	0.00	0.00	0.00	**0.79**	0.79	12	0.00	0	0.79	15	12
Property 181	2022616	**1.03**	**1.03**	0.00	0.00	0.00	**1.03**	1.03	15	0.00	0	1.03	15	15
Property 182	2012284	**0.78**	**0.78**	0.00	0.00	0.00	**0.78**	0.78	12	0.00	0	0.78	15	12
Property 183	2012283	**0.89**	**0.89**	0.00	0.00	0.00	**0.89**	0.89	13	0.00	0	0.89	15	13
Property 184	2012307	**0.95**	**0.95**	0.00	0.00	0.00	**0.95**	0.95	14	0.00	0	0.95	15	14
Property 185	2046230	**2.01**	**2.01**	0.00	0.00	0.00	**2.01**	2.01	30	0.00	0	2.01	15	30
Property 186	2046231	**2.01**	**2.01**	0.00	0.00	0.00	**2.01**	2.01	30	0.00	0	2.01	15	30
Property 187	2022619	**3.87**	**3.87**	0.00	0.00	0.00	**3.87**	3.87	58	0.00	0	3.87	15	58
Property 188	2022620	**0.88**	**0.88**	0.00	0.00	0.00	**0.88**	0.88	13	0.00	0	0.88	15	13
Property 189	2022621	**2.07**	**2.07**	0.00	0.00	0.00	**2.07**	2.07	31	0.00	0	2.07	15	31
Property 190	2022622	**0.90**	**0.90**	0.00	0.00	0.00	**0.90**	0.90	14	0.00	0	0.90	15	14
Property 191	2022623	**0.80**	**0.80**	0.00	0.00	0.00	**0.80**	0.80	12	0.00	0	0.80	15	12
Property 192	2022624	**0.80**	**0.80**	0.00	0.00	0.00	**0.80**	0.80	12	0.00	0	0.80	15	12
Property 193	2022625	**0.80**	**0.80**	0.00	0.00	0.00	**0.80**	0.80	12	0.00	0	0.80	15	12

Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	OTHER LAND USES			Total Net Residential Area (Hectares)	CONVENTIONAL DENSITY (15 Dwellings/NRHa)		MEDIUM DENSITY (25 Dwellings/NRHa)		TOTAL COMBINED		
				Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 194	2022626	**1.60**	**1.60**	0.00	0.00	0.00	**1.60**	1.60	24	0.00	0	1.60	15	24
Property 195	2022627	**1.72**	**1.72**	0.00	0.00	0.00	**1.72**	1.72	26	0.00	0	1.72	15	26
Property 196	2022628	**0.86**	**0.86**	0.00	0.00	0.00	**0.86**	0.86	13	0.00	0	0.86	15	13
Property 197	2022629	**0.85**	**0.85**	0.00	0.00	0.00	**0.85**	0.85	13	0.00	0	0.85	15	13
Property 198	2022630	**0.83**	**0.83**	0.00	0.00	0.00	**0.83**	0.83	12	0.00	0	0.83	15	12
Property 199	2022631	**0.83**	**0.83**	0.00	0.00	0.00	**0.83**	0.83	12	0.00	0	0.83	15	12
Property 200	2022632	**0.83**	**0.83**	0.00	0.00	0.00	**0.83**	0.83	12	0.00	0	0.83	15	12
Property 201	2010409	**0.81**	**0.81**	0.00	0.00	0.00	**0.81**	0.81	12	0.00	0	0.81	15	12
Property 202	2022614	**0.94**	**0.94**	0.00	0.00	0.00	**0.94**	0.94	14	0.00	0	0.94	15	14
Property 203	2010407	**3.60**	**3.35**	0.00	0.00	0.00	**3.35**	3.35	50	0.00	0	3.35	15	50
Property 204	2013003	**1.24**	**1.24**	0.00	0.00	0.00	**1.24**	1.24	19	0.00	0	1.24	15	19
Property 205	2047864	**0.27**	**0.27**	0.00	0.00	0.00	**0.27**	0.27	4	0.00	0	0.27	15	4
Property 206	2045820	**0.83**	**0.83**	0.00	0.00	0.00	**0.83**	0.83	12	0.00	0	0.83	15	12
Property 207	2045819	**1.00**	**0.93**	0.00	0.00	0.00	**0.93**	0.93	14	0.00	0	0.93	15	14
Property 208	2012306	**24.12**	**19.81**	0.00	0.00	0.00	**19.81**	19.81	297	0.00	0	19.81	15	297
Property 209	2012306	**19.72**	**14.82**	0.00	0.00	0.00	**14.82**	14.82	222	0.00	0	14.82	15	222
Property 210	2036739	**0.40**	**0.40**	0.00	0.00	0.00	**0.40**	0.40	6	0.00	0	0.40	16	6
Property 211	2036738	**21.75**	**17.89**	0.00	0.00	0.00	**17.89**	17.89	286	0.00	0	17.89	16	286
Property 212	2036752	**32.60**	**23.83**	0.00	0.00	0.00	**23.83**	21.87	350	1.96	49	23.83	17	399
Property 213	2036752	**32.80**	**21.07**	0.00	0.00	0.00	**21.07**	19.04	305	2.03	51	21.07	17	355
Property 214	2001989	**32.38**	**30.84**	0.00	0.00	8.09	**22.75**	20.66	331	2.09	52	22.75	17	383
Property 215	2001990	**16.35**	**12.79**	0.00	0.00	0.00	**12.79**	11.46	183	1.33	33	12.79	17	217
Property 216	2001990	**16.81**	**15.85**	3.28	0.00	0.00	**12.57**	10.97	176	1.60	40	12.57	17	216
Property 217	2001991	**0.09**	**0.00**	0.01	0.00	0.00	**-0.01**	-0.01	0	0.00	0	-0.01	-	0
Property 218	2001992	**16.39**	**14.36**	0.00	0.00	0.00	**14.36**	12.77	204	1.59	40	14.36	17	244
Property 219	2001993	**15.91**	**15.91**	0.00	0.00	0.00	**15.91**	15.91	255	0.00	0	15.91	16	255
Property 220	2001994	**32.73**	**22.96**	0.00	0.00	0.00	**22.96**	22.96	367	0.00	0	22.96	16	367
Property 221	2036749	**4.02**	**3.70**	0.00	0.00	0.00	**3.70**	3.70	59	0.00	0	3.70	16	59
Property 222	2036748	**2.14**	**1.80**	0.00	0.00	0.00	**1.80**	1.80	29	0.00	0	1.80	16	29
Property 223	2042384	**1.89**	**1.89**	0.00	0.00	0.00	**1.89**	1.89	30	0.00	0	1.89	16	30
Property 224	2036747	**4.31**	**4.31**	0.00	0.00	0.00	**4.31**	4.31	69	0.00	0	4.31	16	69
Property 225	2036746	**4.34**	**4.34**	0.00	0.00	0.00	**4.34**	4.34	69	0.00	0	4.34	16	69
Property 226	2036745	**4.15**	**4.15**	0.00	0.00	0.00	**4.15**	4.15	66	0.00	0	4.15	16	66
Property 227	2036744	**4.15**	**4.15**	0.00	0.00	0.00	**4.15**	4.15	66	0.00	0	4.15	16	66
Property 228	2036750	**7.81**	**6.61**	0.00	0.00	0.00	**6.61**	6.61	106	0.00	0	6.61	16	106
Property 229	2036750	**14.38**	**14.02**	0.00	0.00	0.00	**14.02**	14.02	224	0.00	0	14.02	16	224
Property 230	2036751	**18.39**	**12.46**	0.00	0.00	0.00	**12.46**	12.46	199	0.00	0	12.46	16	199
Sub-Total		**1226.14**	**949.21**	**17.87**	**4.86**	**15.04**	**918.39**	**875.79**	**13348**	**42.26**	**1057**	**918.39**	**16**	**14413**
Existing Road Reserves		**63.76**	**1.44**	**0.00**	**0.00**	**0.00**	**1.44**	**0.86**	**13**	**0.58**	**15**	**1.44**	**19**	**27**
Total		**1289.90**	**950.65**	**17.87**	**4.86**	**15.04**	**919.83**	**876.65**	**13361**	**42.84**	**1071**	**919.83**	**15.69**	**14441**

Attachment 3: Small Lot Housing Code

Small Lot Housing Code

Standards that establishes a building envelope for a single Class 1a building and associated Class 10 buildings on an allotment.

Part 1 – Single Class 1a Building and Associated Class 10a Buildings

1. Maximum street setback

1. The front wall of a new Class 1a building must not be set back from the front street alignment more than the street setback specified in Table 2 plus 1.5m.

2. Minimum street setbacks

1. The front and side walls of a building must be set back from front and side streets not less than the distance specified in Table 2;

Table 2: Street Setbacks

Designation of the allotment in the subdivision permit	Minimum setback from front street	Minimum setback from a side street
Type A	4m for a building facing a declared road and no less than 25% of the area of the front façade of a building must be setback a minimum additional 300mm 1.5m for a building facing a street that is adjoined by a recreation reserve and no less than 25% of the area of the front façade of a building must be setback a minimum additional 300mm 3m in any other case and no less than 25% of the area of the front façade of a building must be setback a minimum additional 300mm	1.5m and if a wall is more than 10m in length, for each 10m length of wall no less than 10% of the area of the wall must be set back a minimum additional 300mm
Type B	4m for a building for a declared road and no less than 25% of the area of the front façade of a building must be setback a minimum additional 300mm 1.5m and no less than 25% of the area of the front façade of a building must be setback a minimum additional 300mm	1m and if the wall is more than 10m in length, for each 10m length of wall no less than 10% of the area of the wall must be set back a minimum additional 300mm

2. The front wall of a garage that is accessed from the front street must be setback from the front street alignment no less than 5.0m;
3. The following may encroach into the setback distance required by standard 2(1) by no more than 1.5m:
   a) eaves, facia and gutters;
   b) decks, steps or landings less than 800mm in height.

4. The following must encroach into the front setback required by standard 2(1):
   a) a porch, verandah or pergola that is open on at least 2 sides; and
      (i) has a maximum height of less than 3.6m above natural ground level; and
      (ii) has a width of no more than 80% of the frontage of the allotment or 4m whichever is the greater; and
      (iii) must project at least 800mm and no more than 1.5m into the front setback;

   or

   b) a balcony at the second storey or above that has a width of less than 80% of the width of the frontage of the allotment or 4m whichever is the greater; and
      (i) must project at least 300mm no more than 1.0m into the front setback if the balcony is roofed; or
      (ii) must project at least 800mm and no more than 1.5m into the front setback if the balcony is not roofed;

   or

   c) fin or fins, sunhood or sunhoods, screen or screens that have a minimum aggregate dimension of 3.1m; *or*
   d) a combination of encroachments under standard 4(a) or 4(b) or 4(c).
5. In this standard, street does not include lane, footway, alley or right of way.
6. In this standard the area of the façade of the building is measured from a two dimensional elevation and excludes any roof area and any area of garage door(s) and opening(s).

3. Building height

1. The height of a building must not exceed:
   a) 11m if the slope of natural ground level at any cross section of the site of the building that is wider than 4m and is 2.5° or more; and
   b) 10m in any other case.

4. Site coverage

1. Buildings must not occupy more of the allotment than the site coverage specified in Table 4.

Table 4: Site Coverage

Designation of the allotment in the subdivision permit	Site coverage
Type A	90% - The percentage may be calculated as the average of allotments that have simultaneously constructed attached dwellings.
Type B	No maximum site coverage specified

5. Permeability

1. The area of the allotment that can be covered by impermeable surfaces must not exceed the area specified in Table 5.

Table 5: Permeability

Designation of the allotment in the subdivision permit	Impermeable surfaces
Type A	90% - The percentage may be calculated as the average of allotments that have simultaneously constructed attached dwellings.
Type B	No maximum area of impermeable surfaces specified

6. Car parking

1. Provision must be made for the number of car parking spaces specified in Table 6.

Table 6: Car parking

Designation of the allotment in the subdivision permit	Car parking spaces
Type A	1 car space if the building has two or less bedrooms 2 car spaces of which 1 must be covered if the building has 3 bedrooms or more
Type B	1 car space

2. The car space(s) required under standard 6(1) must be accessible from a public street or lane or right of way, however, if the allotment has a frontage width of less than 6.0m, access to the car space(s) must only be from the rear of the allotment.
3. If 1 car space is required under standard 6(1) it must be at least 6.0m long and 3.5m wide.
4. If 2 car parking spaces are required under standard 6(1) —
   a) ne space must be at least 6m long and 3.5m wide; and
   b) the second space must be at least 4.9m long and 2.6m wide.
5. Part of a building may project into a car parking space if it is at least 2.1m above that space.
6. Despite standard 6(4), if the 2 required car parking spaces adjoin each other in a garage or carport or in a space constrained by walls, the double space must be at least 5.5m in width.
7. If the car space(s) required under standard 6(1) are in a garage or carport and the door(s) or opening(s) to the garage or carport faces the front street, the width of the door(s) or opening(s) must not exceed
   a) 50% of the width of the of the frontage of the allotment; or
   b) 30% of the area of the front façade of the building; whichever is the greater.
8. For the purpose of determining the width of the frontage of the allotment under standard 6(7)(a) if the allotment is irregular in shape, the frontage is to be taken as the average width of the front and rear boundaries of the allotment.
9. The area of the façade of the building under standard 6(8)(b) is measured from a two dimensional elevation and excludes any roof area.

7. Side and rear setbacks

1. A building must be set back from a side or rear boundary not less than the distance specified in respect of that boundary in Table 7.

Table 7 - Side and rear setbacks

Building height at any point	Minimum setback from side or rear boundary at that point
3.6m or less	1m
More than 3.6m but not more than 6.9m	1m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m
More than 6.9m	2m plus an additional distance calculated at the rate of 1m for every metre of height over 6.9m

2. The following may encroach into the setback distance required by Table 7 by not more than 500mm:
   a) porches and verandahs;
   b) masonry chimneys;
   c) sunblinds;
   d) flues and pipes;
   e) domestic fuel tanks and water tanks;
   f) heating and cooling equipment and other services;
   g) screens.
3. The following may encroach into the setback distance required by Table 7 by not more than 600mm:
   a) eaves, eaves facias and gutters.
4. The following may encroach into the setback distance required by Table 7:
   a) landings with an area of not more than $2m^2$ and less than 1m high;
   b) unroofed stairways and ramps;
   c) pergolas;
   d) shade sails.
5. This standard does not apply to a wall that complies with Standard 8.

8. Walls on boundaries

1. This standard applies to the construction of:
   a) a wall of a building on a side or rear boundary of an allotment; or
   b) a carport constructed on or within 1m of a side or rear boundary of an allotment and which is open on the side facing the boundary or boundaries.
2. The maximum height of the wall of a building or the carport must not exceed 3.6m.
3. Notwithstanding standard 8(2) the height of the wall may exceed 3.6m where:
   a) an adjoining wall is simultaneously constructed on an adjoining allotment or a wall exists on the boundary; and
   b) the height difference between the existing and new wall or simultaneously constructed walls does not exceed 3.6m; and
   c) the length of a wall does not exceed the length of a simultaneously constructed wall by more than 2m.

9. Daylight to existing habitable room windows

1. No standards specified.

10. Solar access to existing north-facing windows

1. No standards specified.

11. Overshadowing of recreational private open space

1. A building must not reduce the sunlight to the recreational private open space of an existing building on an adjoining allotment to less than the required minimum under standard 13(3).
2. In this standard recreational private open space means any part of private open space on an allotment:
   a) which is:
      (i) at the side or rear of an existing dwelling on the allotment; or
      (ii) is a rooftop area; and
   b) which is primarily intended for outdoor activities.

12. Overlooking

1. A habitable room window in the second storey or above, that faces a side or rear boundary must:
   a) be set back from side and rear boundaries by at least 4.5m; or
   b) have a sill height at least 1.7m above floor level; or
   c) have obscure glazing in any part of the window below 1.7m above floor level.
2. If a habitable room window faces a lane, footway, alley or right of way the setback required in standard 12(1)(a) may be reduced to half of the width of the lane, footway, alley or right of way.
3. A raised open space must be:
   a) set back 4.5m from a side or rear boundary; or
   b) obscured to a height of at least 1.7m above floor level at any part of the perimeter of the raised open space that is within 4.5 metres of a side or rear boundary.
4. If a raised open space faces a lane, footway, alley or right of way the setback required in standard 12(3)(a) may be reduced to half of the width of the lane, footway, alley or right of way.
5. In this standard raised open space means a landing with an area of more than $2m^2$, a balcony, a terrace, a deck or a patio.

13. Daylight to habitable room windows

1. A habitable room window of a building on an allotment must face:
   a) an outdoor space or light court with a minimum area of $3m^2$ and a minimum dimension of 1m clear to the sky, not including land on an adjoining allotment; or
   b) a verandah on the allotment if it is open for at least one third of its perimeter; or
   c) a carport on the allotment if:
      (i) it has 2 or more sides open; and
      (ii) it is open for at least one third of its perimeter.
2. For the purposes of standard 13(1), a side of a carport or verandah may be taken to be open if the roof covering of the carport or verandah adjacent to that side is not less than 500mm from another building on the allotment or the adjoining allotment boundary.

14. Private open space

1. If a dwelling on an allotment has three or more bedrooms it must have
   a) at least 24m^2 of private open space at the side or rear of the building with a minimum dimension of 3m; or
   b) a balcony or roof-top area of least 12m^2 of private open space with a minimum dimension of 3m.
2. Private open space under standard 1(a) may be provided in more than 1 parcel provided that all parcels are at least 12m^2 and at least 1 parcel complies with standard 13(3)
3. If a building on an allotment has two or less bedrooms it must:
   a) have at least 12m^2 of private open space at the side or rear of the building with a minimum dimension of 3m; or
   b) a balcony or rooftop area that is at least;
      (i) 10% of the total floor area of the building excluding garages and carports; or
      (ii) 6m^2 with a minimum dimension of 2m; whichever is the greater.
4. If the private open space is provided at the side or rear of the dwelling or as a roof top area it must have a minimum of area of 6m^2, with a minimum dimension of 2m, that has direct sunlight.
5. For the purposes of calculating the area of direct sunlight under standard 13(3), the length of the shadow cast by walls and fences shall be:
   a) 0.9h when measured perpendicular to the fence or wall, where h is the height of the wall; and
   b) the sun is true north.

Part 2 – Class 10b Buildings

15. Front fence height

1. The height of a fence, or part of a fence, that is within 3m of the street alignment at the front of that allotment must not exceed the relevant maximum height specified in Table 15.

Table 15 - Front fence height

Street type	Maximum fence height
A declared road	2m
Any other street	1.2m.

2. A front fence other than a front fence to a declared road must be no more than 85% solid above 0.7m height.

16. Fence setbacks from side and rear boundaries

1. A fence that is setback from a side and rear boundaries must not exceed 2m in height.

17. Fences on or within 150mm of side or rear boundaries

1. A fence must not exceed 2m in height.
2. Any part of a fence that is constructed forward of the front wall of a dwelling must comply with standard 15(1) and 15(2).

18. Fences on street alignments

1. A fence within 3m of a point of intersection of street alignments must not exceed a height of 1m above the footpath.
2. A fence facing a side street alignment must not:
   a) exceed 2m in height; and
   b) be constructed with solid materials for more than 65% of the length of the side boundary and the remaining 35% of the length of the side boundary must not be constructed with materials that are more than 85% solid.
3. A fence adjacent to a street alignment or public open space must not contain barbed wire or other sharp protrusions.

19. Fences and daylight to windows in existing building

1. No standards specified.

20. Fences and solar access to existing north-facing habitable room windows

1. No standards specified.

21. Fences and overshadowing of recreational private open space

1. No standards specified.