

						Planning Controls					Yield										
Structure Plan Layer	Grouping	LZN	Area sqm Raw	Area sqm with DAs	Area sqm Net	Sqm		Dw/Ha	Equivalent Lot Size	Commercial Areas		Dwellings					Population				
						Min Lot Size	Min Dw Density			Min Dw Lot Size	FSR	% Res.	MinLotSize	MinDwDens	Est. FSR	DA Override	Combined Dw	Pop Min Lot	Pop Min Dw	Est. FSR	DA Ovr.
Conservation Zoned Land	Conservation	C2	1,100,481	0	1,100,481							0%									
District Park	Recreation	RE1	297,534	265,203	32,331							0%									
District Sports Ground	Recreation	RE1	168,894	0	168,894							0%									
Drainage Basins	Infrastructure	Adjacent Zone	94,169	0	94,169							0%									
Education	Infrastructure	Adjacent Zone	1,885,362	151,596	1,733,766							0%									
Environmental Living (1-4ha)	Residential	C4	276,431	0	276,431	20,000						10				10	26				26
Environmental Living (20ha)	Residential	C4	231,489	0	231,489	200,000						100%	1				2				2
Existing Parks	Recreation	Various	306,355	0	306,355							0%									
General Residential	Residential	R1	8,509,558	3,847,053	4,662,506	450						100%	7,253			7,253	19,583				19,583
Golf Course	Recreation	RE2	618,598	0	618,598							0%									
Large Lot Residential	Residential	R5	8,748,431	0	8,748,431	100,000						100%	61			61	165				165
Linear Park	Recreation	Adjacent Zone	369,279	0	369,279							0%									
Local Recreational Park	Recreation	Adjacent Zone	355,327	39,553	315,775							0%									
Local Sports Ground	Recreation	RE1	212,779	0	212,779							0%									
Low Density Residential	Residential	R2	1,623,575	337,619	1,285,956	2,000							450			450	1,215				1,215
Major Neighbourhood Centre Commercial	Commercial	E2	133,539	28,089	105,450					1	25%			185		185			498		498
Major Neighbourhood Centre Residential	Residential	R3	448,300	90,985	357,315			20		350	100%			500		500		1,351			1,351
Mixed Use	Mixed Use	MU1	12,359	0	12,359						1	25%				22			58		58
Special Activities (SP1 and SP2)	Infrastructure	SP1/SP2	2,685,981	0	2,685,981							0%									
Urban Services (E3)	Employment	E3	148,373	0	148,373							0%									
Village Centre Commercial	Commercial	E1	28,551	0	28,551						1	25%			50		50			135	135
Village Centre Residential	Residential	R3	378,755	0	378,755			15	466.7		100%			398		398		1,074			1,074
Areas already with Development Applications	Various	Various	4,760,096	0	4,760,096											2,299				6,207	6,207
Total			33,394,215	4,760,096	28,634,119							7,775	898	256	2,299	11,228	20,991	2,424	692	6,207	30,315

Variable	Value
Efficiency	70%
Occupation Rate (PPD)	2.7
E1/E2/MU1 Dwelling Size (sqm)	100

No efficiency applied for DA overrides.

Precinct ABS ERP 2024 (Source: profile.id)	13,154
Precinct Dwellings 2021	4,342
Potential Future Population	43,469
Potential Future Dwellings	15,570

					Sqm
Structure Plan Layer	Grouping	LZN	Area sqm	Area HA	Min Lot Size
U - C4 Enviornmental Living	Environmental Living	C4	519,945.6	52.0	20,000
U - E3 Urban Services	Urban Services	E3	180,635.6	18.1	
U - Low Density	Low Density Residential	R2	415,538.9	41.6	4,000
U - MNC Resi	MNC Residential	R3	697,127.7	69.7	450
U - R5 Interface	R5 Interface	R2	2,206,487.0	220.6	4,000
U - R5 Large Lot	Large Lot Residential	R5	7,634,475.2	763.4	20,000
U -General Residential	General Residential	R1	6,496,532.3	649.7	450
U -Structure Plan-Special Activities	Defence	SP2	7,414,685.9	741.5	
U-Parks-02 Existing Park in Study Area	Local Park	RE1 / R1	305,091.7	30.5	
U-Parks-04 Proposed SP Park-A_District SG	District Sports Ground	RE1	169,638.9	17.0	
U-Parks-04 Proposed SP Park-B_Local SG	Local Sports Ground	RE1	265,432.4	26.5	
U-Parks-04 Proposed SP Park-C_District Park	District Park	RE1	344,877.7	34.5	
U-Parks-04 Proposed SP Park-D_Local RP	Local Park	RE1 / R1	669,977.7	67.0	
U-Parks-04 Proposed SP Park-E_Local Linear Park	Linear Park	RE1 / R1	353,344.2	35.3	
U-Parks-04 Proposed SP Park-F_Golf	Golf Course	RE2	618,999.6	61.9	
U-Structure Plan-Education	Education	SP2	460,656.5	46.1	
U-Structure Plan-General Residential	General Residential	R1	1,698,078.5	169.8	450
U-Structure Plan-Higher Education	Education	SP2	1,505,032.4	150.5	
U-Structure Plan-Large Lot Resi Min 2ha 2	Large Lot Residential	R5	170,743.8	17.1	20,000
U-Structure Plan-Neighbourhood Centre_Commercial	MNC Commercial	E2	170,774.2	17.1	
U-Structure Plan-Pool and Community	Community	RE1	10,977.0	1.1	
U-Structure Plan-Village Centre_Commercial	VC Commercial	E2	42,090.3	4.2	
U-Structure Plan-Village Centre_Residential	VC Residenital	R3	392,022.5	39.2	450
Total			32,743,165	3,274	

Variable	Value
Efficiency	80%

Occupation Rate (PPD) R1	2.6
Occupation Rate (PPD) R2	2.6
Occupation Rate (PPD) R3	2.2
Occupation Rate (PPD) R5	2.6

Planning Controls		Yield			
Dwellings / Ha	Equivalent Lot Size	Dwellings		Population	
Min Dw Density	MinDw LotSize	MinLotSize	MinDwDens	Pop Min Lot	Pop Min Dw
		20.8	0.0		
			0.0		
2.0	4,000	83.1	83.1	216.1	216.1
15.0	533	1,239.3	1,045.7	2,726.5	2,300.5
2.0	4,000	441.3	441.3	1,147.4	1,147.4
0.4	20,000	305.4	305.4	794.0	794.0
10.0	800	11,549.4	6,496.5	30,028.4	16,891.0
			0.0	0.0	0.0
			0.0	0.0	0.0
			0.0	0.0	0.0
			0.0	0.0	0.0
			0.0	0.0	0.0
			0.0	0.0	0.0
			0.0	0.0	0.0
			0.0	0.0	0.0
10.0	800	3,018.8	1,698.1	7,848.9	4,415.0
			0.0	0.0	0.0
0.4	20,000	6.8	6.8	17.8	17.8
			0.0		
			0.0	0.0	0.0
			0.0		
12.0	667	696.9	470.4	1,533.2	1,034.9
		17,362	10,547	44,312	26,817

Precinct ABS ERP 2023	12,580
Precinct Dwellings 2021	4,342
Precinct Approvals (2021-2024)	1,717

Potential Future Population	56,892	39,397
Potential Future Dwellings	23,421	16,606
	Max	Min

Open Space	Area HA
Existing Open Space	169.8
Proposed Local & Linear Parks	337.4
Proposed Sports Fields	102.3
Proposed District Park	61.9
Total Open Space	671.4