

Appendix F Worked Examples of Development Areas Tables

This appendix provides a note of explanation on how to interpret the development tables in Chapter 6 - Development Areas. Two sites have been selected to illustrate the various ways in which the figures in the development tables can be quantitatively applied to a site. The following site typologies have been selected:

Sample Site 1: High Intensity Employment Site

Sample Site 2: Res2 Residential Site

Sample Site 1: High Intensity Employment Site

High Intensity Employment Site Site Development Parameters		
Site Area	0.4 ha	
Development Quantum Range Sq.m	Min	Max
	6000	8000
Plot Ratio	Min	Max
	1: 1.5	1: 2
Site Coverage	40%	60%
Building Height in Storeys	3	5

Example 1

Proposed Quantum 8000 sq.m
Plot Ratio 1:2
Site Coverage 50%
Building Height 4 storeys

Example 2

Proposed Quantum 7500 Sq.m
Plot Ratio 1:1.9
Site Coverage 40%
Building Height 5 Storeys

Example 3

Propose Quantum 6000 sq.m
Plot Ratio 1:1.5
Site Coverage 50%
Building Height 3 Storeys

The calculated examples outlined above illustrate that the proposed minimum and maximum quantum of development and resultant plot ratio are the primary limitations for development on a site. Once these are determined there is a level of flexibility in the design with regard to the height and site coverage proposed for a site.

As Example 1 illustrates above, the decision to construct the maximum development quantum does not mean that you also need to apply the maximum site coverage or maximum building height to the development. Once a proposed development falls within the parameters of the Quantum of Development, Plot Ratio, Site coverage and Building Height designated for a site, it will be in accordance with the quantitative development criteria for that site. This methodology applies to Commercial Uses, Town and Village Centre plots. These parameters have been set out to allow a level of latitude with regard to the design of proposed development while guiding the overall design throughout the Planning Scheme Area.

Sample Site 2: Res2 Residential Site

Each residential development plot has been assigned a net residential density range. The intensity of development across a plot has been indicated by a graduation of colour, as indicated on Maps 6.1-6.8. It should be noted that a portion of a development plot may be developed at a lower density, while another portion of the same plot may be developed at a higher density, than the density range on the plot.

For example, a Res2 plot has a density range of 45 - 70 units per ha, however a portion of the site may need to be developed at a density of 40 units per ha due to site constraints, while another portion may be developed at 85 units per ha.

The important factor is that the average net density of a development plot falls within its assigned net density range. While adhering to the development plot's other assigned development parameters such as maximum heights.

The following are four examples of how a density range may be applied theoretically across a site. All four examples have been based on a Res2 Site with a net area of 4.6 ha and a colour graduation of dark to light in a north easterly to south westerly direction.

Res2 Residential Site Example 1 Average Proposed Density 70 units per Ha.	
Site Area	4.6 ha
Net Density Range	45-70 units per Ha
Colour graduation	North East to South West, Dark to Light
Breakdown as follows	
2 ha at density of 90 units per ha = 180 units	
2.6 ha at density of 55 units per ha = 143 units	
Total = 323 units	
Average Development Plot Density: 70 units per ha.	

Res2 Residential Site Example 2 Average Proposed Density 60 units per Ha.	
Site Area	4.6 ha
Net Density Range	45-70 units per Ha
Colour graduation	North East to South West, Dark to light
Breakdown as follows	
2 ha at density of 85 units per ha = 170 units	
2.6 ha at density of 40 units per ha = 104 units	
Total = 274 units	
Average Development Plot Density: 60 units per ha	

Res2 Residential Site Example 3 Average Proposed Density 50 units per Ha.	
Site Area	4.6 ha
Net Density Range	45-70 units per Ha
Colour graduation	North East to South West, Dark to Light
Breakdown as follows	
3 ha at density of 60 units per ha = 180 units	
1.6 ha at density of 30 units per ha = 48 units	
Total = 228 units	
Average Development Plot Density: 50 units per ha	

Res2 Residential Site Example 3 Average Proposed Density 45 units per Ha.	
Site Area	4.6 ha
Net Density Range	45-70 units per Ha
Colour graduation	North East to South West, Dark to Light
Breakdown as follows	
1 ha at density of 65 units per ha = 65 units	
3.6 ha at density of 40 units per ha = 144 units	
Total = 209 units	
Average Development Plot Density: 45 units per ha	