

**Table 3.4 - Residential Typologies and Densities**

Precinct (Transect) Typology	Precinct Designation	Indicative Lot Size Range (m <sup>2</sup> )	Minimum Lot Size (m <sup>2</sup> )	Dwellings / Hectare *1	Number of storeys
<b>Suburban Neighbourhoods</b>					
Large Lot (Acreage)	LL1	4000 - 6000	4000	1 - 2.5	1 - 2
Large Lot (Half Acre)	LL2	2000 - 3000	2000	3 - 4	1 - 2
Established Suburban	ES1	1000 - 1500	1000	7 - 10	1 - 2
Established Suburban	ES2	800 - 900	800	8 - 12	1 - 2
Established Suburban	ES3	600 - 700	600	10 - 16	1 - 2
Established Suburban	ES4	450 - 550	450	12 - 22	1 - 2
Established Suburban (mixed lots)	ES5	450 - 1000+	450	7 - 22	1 - 2
Established Suburban (unsewered)	ES6	No further subdivision			
Character low density	CL1	1000 - 1500	1000	7 - 10	1 - 2
Character low density	CL2	800 - 900	800	8 - 12	1 - 2
Character low density	CL3	600 - 700	600	10 - 16	1 - 2
Character low density	CL4	450 - 550	450	12 - 22	1 - 2
Character low density	CL5	450 - 1000+	450	7 - 22	1 - 2
New Suburban	NS1	300 - 500	*2	15 -25	1 - 2
New Suburban (constrained)	NS2	*3	*3	3 - 15	1 - 2
<b>Urban Neighbourhoods and Centres</b>					
Character mixed density	CMD			20 - 40	1 - 2
Character mixed use	CMU			20 - 40	1 - 2
Low - medium density	LMD			20 - 40	1 - 2
Medium density	MD1			30 -50	1 - 2
Medium density	MD2			50 - 75	2 - 3

Medium density	MD3			50 - 100	2 - 5
High density	HD1			75 - 150	3-5+
High density	HD2			100 - 150	5-10
High density	HD3			150 - 400+	10+

- \*1** The number of dwellings per hectare is expressed as either a:
- (i) net density (land area of roads and local parks removed) where the Neighbourhood Typology is generally located in consolidation areas that are predominantly developed and the further construction of new roads and parks is limited; or
  - (ii) gross density (englobo land area without roads or local parks removed) where the Neighbourhood Typology is generally located in expansion areas that are predominantly undeveloped and the further construction of roads and local parks will be required.
- \*2** Minimum lot size is to be determined based on overall subdivision layout and transect principles. Lots less than 300m<sup>2</sup> are to be located within 200m of a local or district level recreation park that contains a playground and a kick-a-bout area and preferably within 400m of an existing or proposed bus stop, corner store, local or neighbourhood centre.
- \*3** Lot size and range are to be determined based on appropriately responding to individual site constraints (for example slope, drainage or significant vegetation).