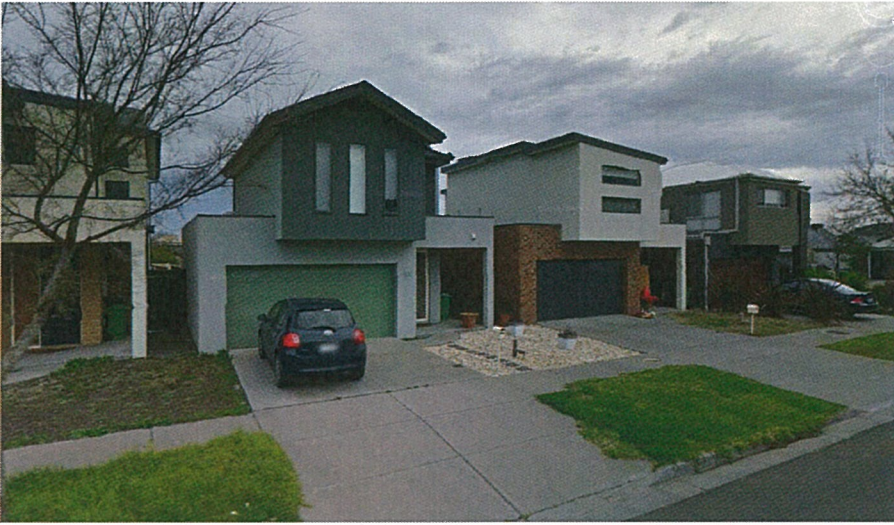


Supplementary evidence handout – Dan Wells – Subdivision hearing  
– 1 August 2016 – Examples of small lot subdivision



12 x 26m sites (312m<sup>2</sup> sites) - Cranbourne, Melbourne, Victoria



Waterview boulevard, Craigieburn, Melbourne – 10 x 28m – 280m<sup>2</sup> sites



28x10m sites (280m<sup>2</sup>) – Hobsonville, Auckland



Breadlebane Avenue – Mendra, Victoria - 5.6 x 27m deep, 155m<sup>2</sup> sections (served from a rear lane)

**Our Liberty Series has a choice of stunning facades.  
Please speak to one of our New Homes Consultants for pricing details.**



Also from Mendra, Victoria - 8.5 x 22m (187m<sup>2</sup>) sections –examples from a building company brochure of houses that fit on these

**Densities – Rule 41.5.8.1 of the Proposed Plan**

<b>Activity Area</b>	<b>Low - du/Ha</b>	<b>High - du/Ha</b>	<b>Lowest average lot size</b>	<b>Highest average lot size</b>
R(HD)-A	17.0	26.0	588 m2	385 m2
R(HD)-B	17.0	26.0	588 m2	385 m2
R(HD)-D	17.0	26.0	588 m2	385 m2
R(HD)-C	15.0	22.0	667 m2	455 m2
R(HD)-E	25.0	45.0	400 m2	222 m2
R(HD) - F	2.0	10.0	5,000 m2	1,000 m2
R(HD) - G	2.0	10.0	5,000 m2	1,000 m2
R(HD-SH) - 1	12.0	22.0	833 m2	455 m2
R(HD-SH) - 2	2.0	10.0	5,000 m2	1,000 m2