	PROPOSED ZONES								
	Low Density			Existing Residential	New Residential		Commercial	Business	
	Countryside Living	Large Lot Residential	Low Density Residential	Existing Residential Intensified	Medium Density Residential	High Density Residential	Town Centre	Exisiting Commercial (Intensified)	Industrial
Description	a variety of rural lifestyle developments, characterized as low-density rural lifestyle dwellings on rural land as an alternative to the suburban living areas. Additionally, the zone is anticipated to provide residential areas with ample open space, landscaping and minimal adverse environmental effects	s Provides for large lot residential development typically on the periphery of urban areas. Essentially, the zone provides low-density living opportunities and serves as a buffer between higher density residential areas and rural areas that are located outside of serviced urban areas. Lots are to accomodate for 3+ bedroom dwellings. Typical housing typologies include single family home on large sections. Large lot development is managed to address one (but not limited to) of the following factors: Maintains the area's landscape qualities; or the land is not suited to conventional residential subdivision because of the absence of reticulated services; or possible physical limitations to more intensive development including topography, servicing ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.	residential development while maintaining and enhancing the amenity values of established residential neighbourhoods. Fundamentally, allowing traditional suburban densities and housing forms. Dwellings will typically be detached and set on sections between 750-1000 square meters in area. Limit growth due to significant constraints (infrastructure, natural or built heritage, environmental constraints). Whereas, less control required over site layout and design as suburban character and amenity will be achieved	and encourages site redevelopment, primarily for single family houses and duplex housing. These are expected to be on larger sites to allow sufficient room for good urban design.	will support limited non-residential activities to enhance	more intensive use of land. Typically, high- density zones act as transitional areas within proximity to town centers with accessible public transport, cycle and walk ways. Primarily, the anticipated housing typologies which are town houses, terrace housing and retirement villages to be set on approximately 300 square meters in area. Such development	entertainment, business and services provided for locals and visitors. Provides a wide range of activities such as residential, leisure, tourist, cultural, community and civic centres and commercial development. Commercial opportunities are increased as it will provide an economic foundation for the area, increasing employment and wealth.	commercial activity will provide an economic foundation for the area, increasing	light industry activity, with anticipated level of amenity lower than the centre zones. Light industry activities include production, manufacturing, logistics,
Residential building typologies						Town houses, terrace housing and retirement	Commercial, retail & mixed-use		
	Detached residential dwellings	Single family home on large sections	Single detached dwellings	single family houses & duplex housing	Small lot residential, semi-detached & town houses	villages	developments		
Lot size (min)	1 - 2 ha	2000 - 3000 sqm	750-1000 sqm	350-700 sqm	500 sqm	300 - 450 sqm	300 sqm		1,000-2,000 sqm
Servicing Type Scenarios									
On-site servicing - AWTS or equivalen sedondary packaged treatment plant and on-site disposal.	d Yes - preferred method	Yes - preferred method	No - Development density too low to justify infrastructure costs	No - Development density too low to justify infrastructure costs	No - Development density too low to justify infrastructure costs	No - Development density too high to accommodate infrastructuer on-site (sites are too small)	No - Development density too high to accommodate infrastructuer on-site (sites are too small)	No - Development density too high to accommodate infrastructuer on-site (sites are too small)	No - demand on the system woulk usually be very high. Within urban areas, reticulated network is normally the recommended option On-site systems are generally not appropriate for trade waste or high water users
De-centralised wastewater treatment & disposal - either STEP or grinder pumps and private reticulation connecting to commonly owned shared WWTP and communal disposa field.	g Yes - possible preferred option <u>if</u>	No - Development density too low to justify infrastructure costs	No - Development density too low to justify infrastructure costs	No - Development density too low to justify infrastructure costs	No - Development density too low to justify infrastructure costs	accommodate infrastructuer on-site (sites are too small). De-centralised	No - Development density too high to accommodate infrastructuer on-site (sites are too small). De-centralised system can, in some circumstances, be feasible.	accommodate infrastructuer on-site (sites are too small). De-centralised	usually be very high. Within urban
STEP detention tank AND reticulated servicing - primary treatment with STEP tank with sewerage solids retained in septic tank and liquids pumped out into reticulated sewage network.	No - Development density too low to justify infrastructure costs	No - Development density too low to justify infrastructure costs	Yes - possible preferred option <u>if</u> <u>infrastructure capacity is constrained.</u>	Yes - possible preferred option <u>if</u> <u>infrastructure capacity is constrained.</u>	Yes - possible preferred option <u>if infrastructure</u> <u>capacity is constrained.</u>	Yes - possible preferred option <u>if</u> <u>infrastructure capacity is constrained.</u>	Maybe - Generally, this can be a possible preferred option <u>if</u> infrastructure capacity is constrained.	Maybe - Generally, this can be a possible preferred option <u>if</u> infrastructure capacity is constrained.	No - demand on the system woull usually be very high. Within urban areas, reticulated network is normally the recommended option
Untreated site detention tank - pump out through grinder pumps to reticulated sewage network.	No - Development density too low to justify infrastructure costs	No - Development density too low to justify infrastructure costs	Yes - possible preferred option <u>if</u> infrastructure capacity is constrained.	Yes - possible preferred option <u>if</u> infrastructure capacity is constrained.	Yes - possible preferred option <u>if infrastructure</u> capacity is constrained.	Yes - possible preferred option <u>if</u> infrastructure capacity is constrained.	Yes - possible preferred option <u>if</u> infrastructure capacity is constrained.	Yes - possible preferred option <u>if</u> infrastructure capacity is constrained.	No - Development density too low to justify infrastructure costs
Full service - reticulated infrastructure available (assume treatment capacity available)	No - Development density too low to justify infrastructure costs	No - Development density too low to justify infrastructure costs	Yes - preferred method	Yes - preferred method	Yes - preferred method	Yes - preferred method	Yes - preferred method	Yes - preferred method	Yes - preferred method