# Single Dwelling Small Site

## SUDS (Soil and Vegetation) - Subdivision

- **Key outcomes that subdivision would achieve:**
  - Where rain might be harvested for gardens and as supplementary supply.
  - Air quality outcome
- **Natural resources:**
  - Natural ground cover
  - Groundwater
  - Vegetation
  - Soil
- **Human values:**
  - Social outcomes related to amenity, safety, health, vibrancy, people scale
  - Uses of land
  - Outcomes related to aesthetics, built form, useable floor area and aesthetic
  - Outcomes related to provision of water, stormwater, sewers and reserves
- **Transport:**
  - Road access
  - Public transport
- **Social infrastructure:**
  - Schools, hospitals, parks, libraries, community centres etc.
- **Telecommunications:**
  - Access to high speed internet
- **Energy and waste:**
  - Energy efficiency, waste and networks

### Natural Resources

- **Vegetation and topography:**
  - Native trees and shrubs
  - Existing mature trees are maintained

### Human Values

- **Sustainable transport:**
  - Access to public transport
- **Built form:**
  - Detached or attached homes

### Subdivision

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<td>Safe and well-designed on-street parking and access (e.g. clear sightline for driveway entrances).</td>
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<td>Stormwater systems are integrated with onsite systems.</td>
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<td>Existing buildings are redeveloped to integrate on-site green infrastructure (e.g. rainwater harvesting, stormwater treatment, and green roofs).</td>
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### Low Rise Apartments & Terraces

<table>
<thead>
<tr>
<th>Activity/Use of Land and Water</th>
<th>Plant/Flower Beds &amp; Ornamental Trees</th>
<th>Substation</th>
<th>Location</th>
<th>Natural Resources Air</th>
<th>Natural Resources Water - Island Type</th>
<th>Human Values - Cultural</th>
<th>Human Values - Social</th>
<th>Human Values - Economic</th>
<th>Transportation</th>
<th>Three Main Infrastructure</th>
<th>Social Infrastructure</th>
<th>Telecommunications Infrastructure</th>
<th>Energy Conversion and Use of Energy</th>
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<tr>
<td>Ashtray protection and accessibility use or loss of water bodies</td>
<td>Include all matters relating to built form and development (buildings and roads)</td>
<td>Key coasts that subdivision shall achieve</td>
<td>Where zone might be ecosystems of growth arranged</td>
<td>All quality outcomes</td>
<td>East quality outcomes</td>
<td>Quality and quantity of outcome and costs</td>
<td>Social outcomes related to amenity, safety, health, use, and lifestyle</td>
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### Low Rise Apartments & Terraces

- **Outcomes related to public transportation and public transport**:
  - House is located close to public transport.
  - The majority of people prefer to use non-motorised forms of transport or public transport instead of the private car.
  - House has access to public open space that is safe and easily accessible.

- **Outcomes related to the provision of water, storm water, sewage and water reservoirs**:
  - House is connected to public water supply, waste water, and stormwater infrastructure.

- **Outcomes related to provision of related to the provision of schools, hospitals, parks, libraries, community gardens etc**:
  - House has access to public open space that is safe and easily accessible.

- **Outcomes related to telecommunications infrastructure**:
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# Medium Rise Apartments

## Activity Use and General Issues

### Key Outcomes
- Subsidisation of Development
- Subsidisation of Transport
- Affordable Housing
- Increased Density
- Improved Connectivity

### Natural Resources
- Water (groundwater, surface water)
- Biodiversity
- Pollution

### Human Values
- Social
- Economic
- Cultural

### Transportation
- Public transport
- Private transport

## Mixed Use

- Residences
- Commercial (retail, offices, restaurants)
- Public services

## Social Infrastructure
- Education
- Health services
- Recreation

## Energy Use
- Heating
- Cooling

## Buildings
- Design
- Construction

## Landscaping
- Public spaces
- Private gardens

## Environment
- Biodiversity
- Pollution

## Water Quality
- Freshwater resources
- Waste water treatment

## Safety
- Security
- Emergency services

## Health
- Access to healthcare
- Mental health support

## Education
- Early childhood education
- Secondary education

## Conclusion
- Overall benefits
- Challenges
- Recommendations
<table>
<thead>
<tr>
<th>ACTIVITY USE OR LAND USES</th>
<th>SITE OR SUBDIVISION</th>
<th>LOCATION</th>
<th>NATURAL RESOURCES - AIR</th>
<th>NATURAL RESOURCES - WATER (INC. DRAINAGE)</th>
<th>HUMAN VALUES - ECOLOGICAL</th>
<th>HUMAN VALUES - SOCIAL</th>
<th>HUMAN VALUES - ECONOMIC</th>
<th>THINKING</th>
<th>THREE WATERS INFRASTRUCTURE</th>
<th>SOCIAL INFRASTRUCTURE</th>
<th>TRANSPORT/MOVEMENT</th>
<th>ENERGY GENERATION AND USE (ELECTRIC)</th>
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<td>No new buildings and</td>
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<td>I do not need a car.</td>
<td>Visitor parking to accommodate and manage parking demands.</td>
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<td>major structures built in flood sensitive areas.</td>
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<td>Separate entrance for people and vehicles.</td>
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<td>Tree-stone or seven storey buildings that can easily be accessed from the street and look like they fit in.</td>
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<td>Null</td>
<td>Dwellings and overcupped designation to encourage to work to school to reduce trend in a neighbouring suburb without needing public transport.</td>
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<td>Threshold for seven storey buildings.</td>
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<td>Development site of sufficient size to accommodate private green spaces (including activity courts), mature trees, car parking and access, streets lines.</td>
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<td>Body Corporate structures maintains the quality of void spaces in perpetuity, including the appropriate storage of and pick-up of refuse.</td>
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<td>ACTIVITY (VALUE OF LAND AND INFRASTRUCTURE)</td>
<td>SUBDIVISION</td>
<td>LOCATION</td>
<td>NATURAL RESOURCES - AIR</td>
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<td>NATURAL RESOURCES - WATER (INCLUDING FLOODING)</td>
<td>HUMAN VALUES - ECONOMIC</td>
<td>HUMAN VALUES - SOCIAL</td>
<td>HUMAN VALUES - CULTURAL</td>
<td>TRANSPORT</td>
<td>3RD PARTIES (INFRASTRUCTURE)</td>
<td>SOCIAL INFRASTRUCTURE</td>
<td>TELECOMMUNICATIONS</td>
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<td>All new development is designed to minimize inefficient water use.</td>
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<td>Provide communal (permeable) gardens and green roofs to accommodate rain water runoff.</td>
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<td>Private outdoor recreational and service areas will not be permeable.</td>
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<td>All sites must have at least 20% pervious Surfaces.</td>
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<td>People have large enough private areas (backyards) where they can plant the soil and grow vegetables.</td>
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<td>Buildings are designed to be in sympathy with their coastal setting or surrounding habitat.</td>
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<td>Communal facilities provided for recycling and waste disposal.</td>
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<td>The higher the building the greater the separation (back to back, not unnecessarily close) to other buildings to reduce dominance and over shadowing.</td>
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<td>Travel demand management plans agreed for all new developments.</td>
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<td>Major traffic generation activities provide an Integrated Transport Assessment.</td>
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<td>Cycle storage provided on site.</td>
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<td>Safe street and driveway design allows 12yr olds to walk/hike on site and visit a friend in a neighboring suburb without needing adult supervision.</td>
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<td>People (age 25+) walk, bike, and to surrounding neighborhoods.</td>
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<td>Cycling within the neighborhood and to surrounding neighborhoods is safe, secure &amp; enjoyable.</td>
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<td>Within 5 minutes walk of metropolitan and city centre, shops and amenities, libraries, parks, community gardens, banks, schools, childcare facilities, bus routes, medical facilities, and daily.</td>
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<td>Located within 10 minutes walk of a metropolitan centre or the city centre.</td>
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<td>Safe, all-weather pedestrianSilver between public transport stops and local shops and services.</td>
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