

DRAFT SILVERDALE STAGE 1 PRELIMINARY LAND BUDGET AND LOT YIELD ESTIMATES

Version 2.0
Issue Date - 20 November 2013

Table 1
Land Area Calculations

	Area (hectares)
SITE AREA (A)	46.7
Non-Residential Deductions	
Mixed Use	0.00
Employment	5.00
Neighbourhood Centre	0.50
Public Schools	0.00
Major Roads	0.00
Riparian Land	2.19
Bushland	1.79
Drainage (non-residential)	0.00
Total (B)	9.48
GROSS RESIDENTIAL LAND (C) = (A-B)	37.2
Deductions	
Local Active Open Space	0.30
Local Passive Open Space	0.00
Drainage	1.08
Total Deductions (D)	1.38
NET DEVELOPABLE LAND (E) = (C - D)	35.9
Residential Land (ha)	28.3
Large Lot Residential Land (ha)	7.6
Environmental Living (ha)	0.0

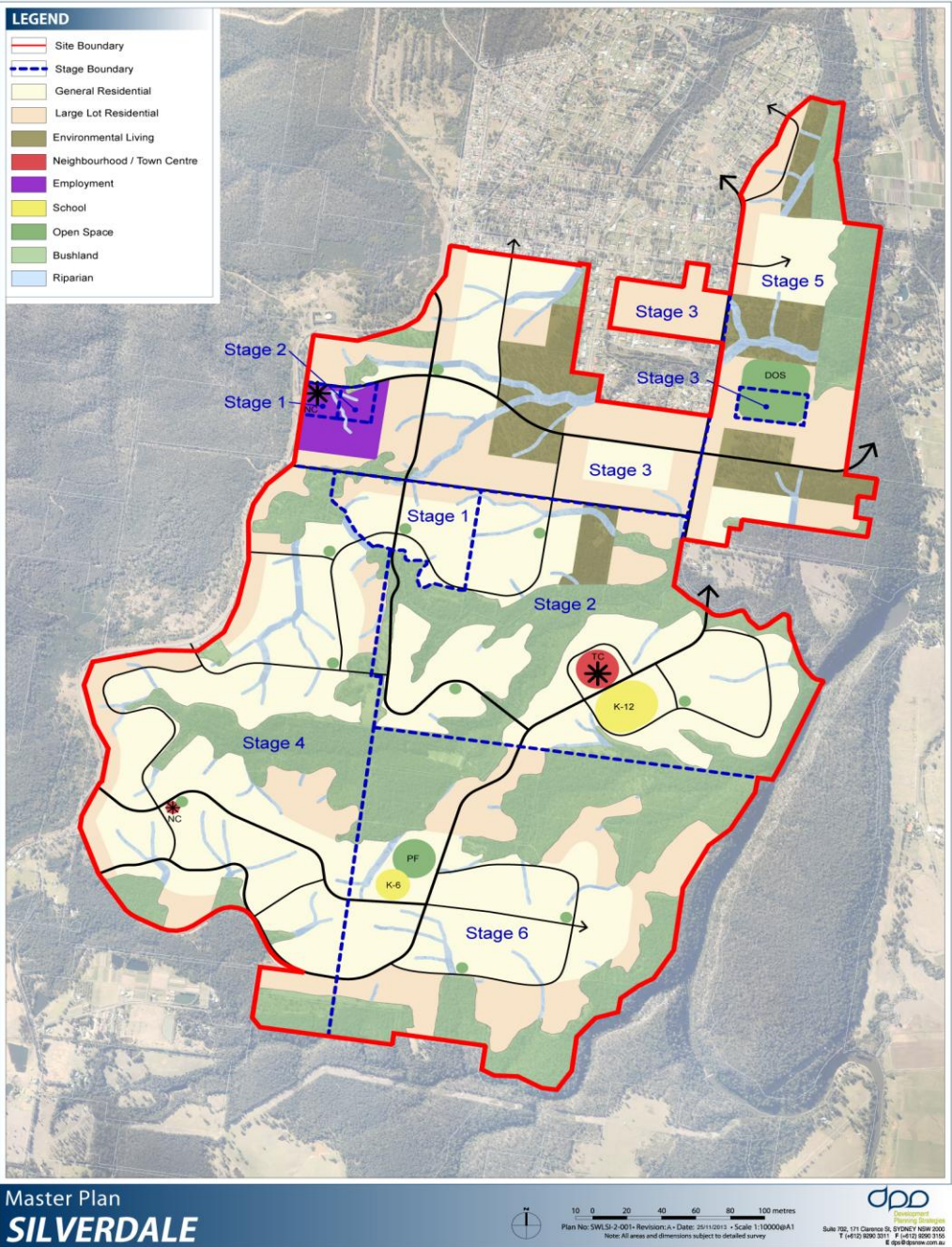
Table 2
Dwelling/Population Summary

Residential Land (ha)	28.28
Dwelling Density (per NDA ha) (approx 600m ² Ave)	12
Estimated Yield	339
Large Lot Residential Land (ha)	7.58
Dwelling Density (per NDA ha) (approx 2,300m ² Ave)	4
Estimated Yield	30
Environmental Living (ha)	0.00
Dwelling Density (per NDA ha) (approx 2.5 acres Ave)	1
Estimated Yield	0
Total Projected Total Dwelling Yield	370
Projected Population (2.9 / dwelling)	1072

Table 3
Open Space Provision (ha)

Required (2.83ha / 1000 pop.)	3.03
Provided	
Active Open Space	0.30
Local Passive - Parks	0.00
Local Passive - Drainage	0.54
TOTAL	0.84

- Development Assumptions:
- All areas are preliminary only and subject to detailed design and survey.
 - The area identified for drainage land is based on preliminary calculation of 3% of developable land.
 - Land area requirements for infrastructure will need to be further defined.
 - Classification of vegetation within the development area is subject to assessment and determination by the NSW Office of Environment and Heritage.
 - The area of the neighbourhood centre is subject to economic analysis and review to determine retail floor space requirements.
 - Requirements for community facilities are subject to detailed social facilities analysis.
 - Developable areas are subject to the detailed investigation of the 1:100 year flood extent.
 - Public open space is calculated at 2.83 hectares per 1000 persons.
 - Population is calculated at 2.9 person per household consistent with other similar release areas in Wollondilly.
 - Existing 132kV transmission proposed to be re-aligned / underground. Further detailed consideration and design required.



DRAFT SILVERDALE STAGE 2 PRELIMINARY LAND BUDGET AND LOT YIELD ESTIMATES

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Table 1
Land Area Calculations

	Area (hectares)
SITE AREA (A)	327.2
Non-Residential Deductions	
Mixed Use	5.00
Employment	5.00
Neighbourhood Centre	0.00
Public Schools	9.00
Major Roads	0.00
Riparian Land	7.56
Bushland	100.00
Drainage (non-residential)	0.00
Total (B)	126.56
GROSS RESIDENTIAL LAND (C) = (A-B)	200.7
Deductions	
Local Active Open Space	0.90
Local Passive Open Space	1.50
Drainage	5.47
Total Deductions (D)	7.87
NET DEVELOPABLE LAND (E) = (C - D)	192.8
Residential Land (ha)	165.3
Large Lot Residential Land (ha)	16.8
Environmental Living (ha)	10.6

Table 2
Dwelling/Population Summary

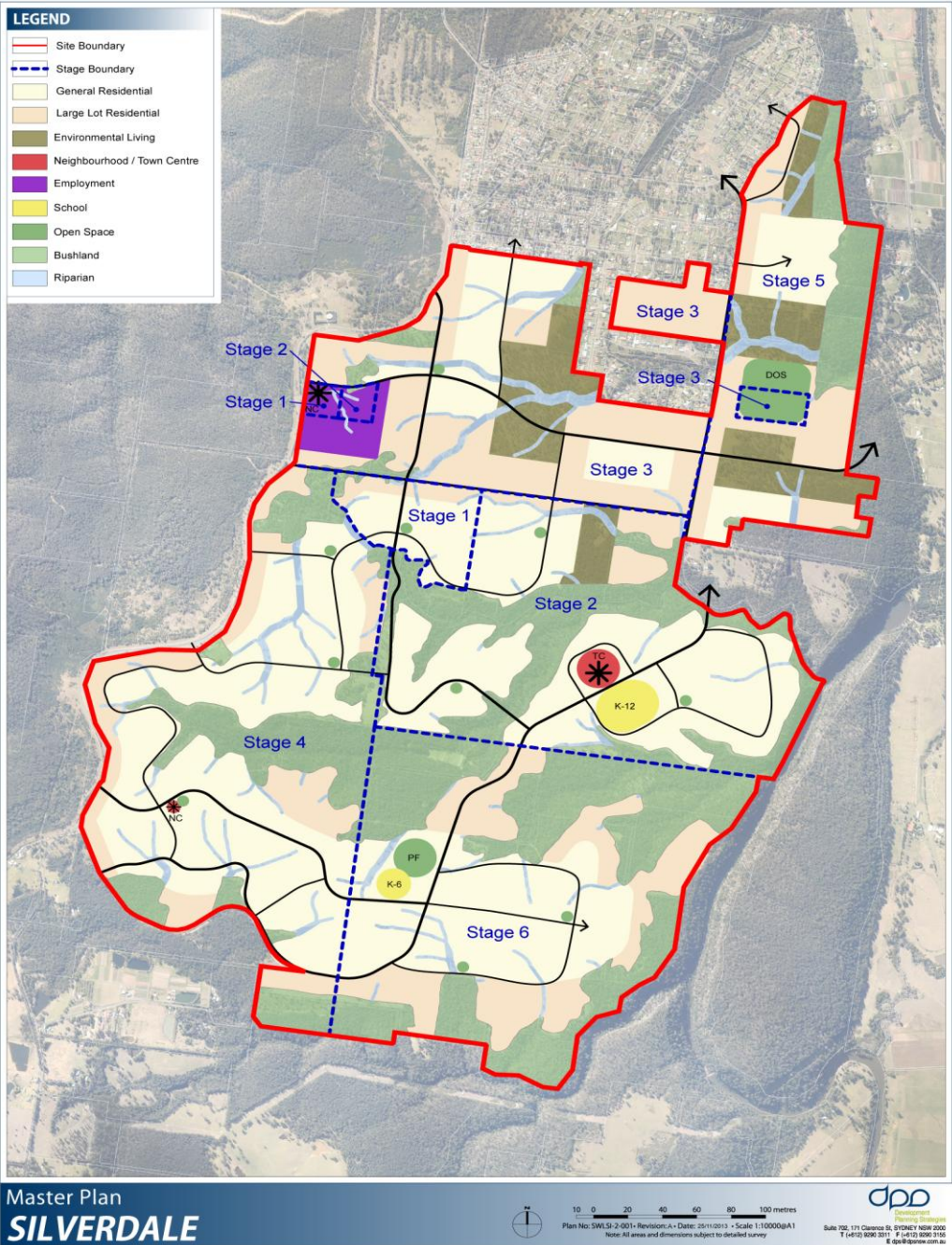
Residential Land (ha)	165.33
Dwelling Density (per NDA ha) (approx 450m ² Ave)	15
Estimated Yield	2480
Large Lot Residential Land (ha)	16.82
Dwelling Density (per NDA ha) (approx 2,300m ² Ave)	4
Estimated Yield	67
Environmental Living (ha)	10.63
Dwelling Density (per NDA ha) (approx 2.5 acres Ave)	1
Estimated Yield	11
Total Projected Total Dwelling Yield	2558
Projected Population (2.9 / dwelling)	7418

Table 3
Open Space Provision (ha)

Required (2.83ha / 1000 pop.)	0.00
Provided	
Active Open Space	0.90
Local Passive	1.50
Local Passive - Drainage	2.74
TOTAL	5.14

Development Assumptions:

1. All areas are preliminary only and subject to detailed design and survey.
2. The area identified for drainage land is based on preliminary calculation of 3% of developable land.
3. Land area requirements for infrastructure will need to be further defined.
4. Classification of vegetation within the development area is subject to assessment and determination by the NSW Office of Environment and Heritage.
5. The area of the neighbourhood centre is subject to economic analysis and review to determine retail floor space requirements.
6. Requirements for community facilities are subject to detailed social facilities analysis.
7. Developable areas are subject to the detailed investigation of the 1:100 year flood extent.
8. Public open space is calculated at 2.83 hectares per 1000 persons.
9. Population is calculated at 2.9 person per household consistent with other similar release areas in Wollondilly.
10. Existing 132kV transmission proposed to be re-aligned / underground. Further detailed consideration and design required.



DRAFT SILVERDALE STAGE 3 PRELIMINARY LAND BUDGET AND LOT YIELD ESTIMATES

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Table 1
Land Area Calculations

	Area (hectares)
SITE AREA (A)	266.3
Non-Residential Deductions	
Mixed Use	0.00
Employment	10.00
Neighbourhood Centre	0.00
Public Schools	0.00
Major Roads	5.37
Bushland	14.94
Bushland	9.14
Drainage (non-residential)	0.00
Total (B)	39.45
GROSS RESIDENTIAL LAND (C) = (A-B)	226.8
Deductions	
Local Active Open Space	6.00
Local Passive Open Space	1.00
Drainage	5.27
Total Deductions (D)	12.27
NET DEVELOPABLE LAND (E) = (C - D)	214.5
Residential Land (ha)	50.3
Large Lot Residential Land (ha)	125.0
Environmental Living (ha)	39.2

Table 2
Dwelling/Population Summary

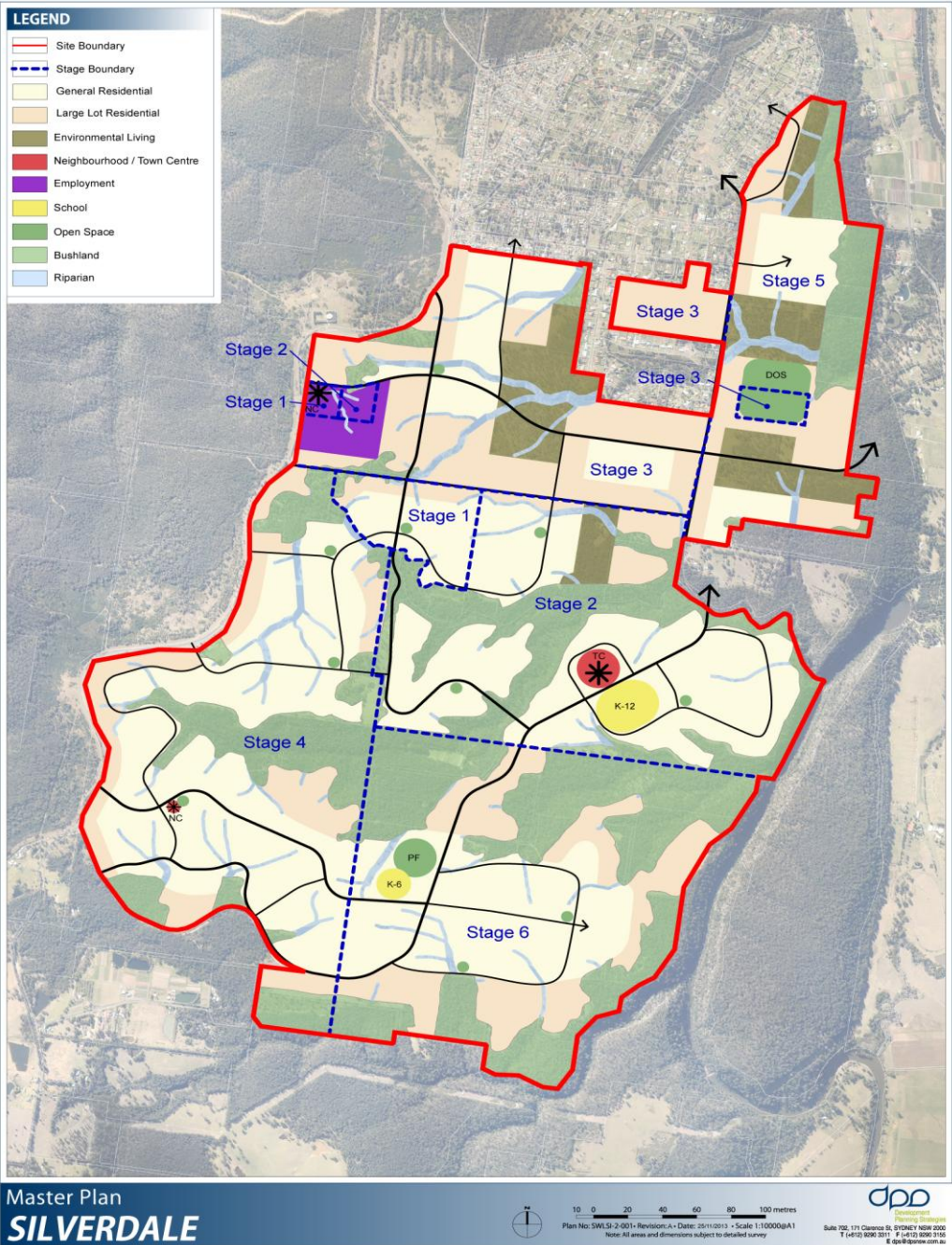
Residential Land (ha)	50.33
Dwelling Density (per NDA ha) (approx 600m ² Ave)	12
Estimated Yield	604
Large Lot Residential Land (ha)	125.04
Dwelling Density (per NDA ha) (approx 2,300m ² Ave)	4
Estimated Yield	500
Environmental Living (ha)	39.17
Dwelling Density (per NDA ha) (approx 2.5 acres Ave)	1
Estimated Yield	39
Total Projected Total Dwelling Yield	1143
Projected Population (2.9 / dwelling)	3316

Table 3
Open Space Provision (ha)

Required (2.83ha / 1000 pop.)	0.00
Provided	
Active Open Space	6.00
Local Passive	1.00
Local Passive - Drainage	2.64
Bushland	0.91
TOTAL	10.55

Development Assumptions:

- All areas are preliminary only and subject to detailed design and survey.
- The area identified for drainage land is based on preliminary calculation of 3% of developable land.
- Land area requirements for infrastructure will need to be further defined.
- Classification of vegetation within the development area is subject to assessment and determination by the NSW Office of Environment and Heritage.
- The area of the neighbourhood centre is subject to economic analysis and review to determine retail floor space requirements.
- Requirements for community facilities are subject to detailed social facilities analysis.
- Developable areas are subject to the detailed investigation of the 1:100 year flood extent.
- Public open space is calculated at 2.83 hectares per 1000 persons.
- Population is calculated at 2.9 person per household consistent with other similar release areas in Wollondilly.
- Existing 132kV transmission proposed to be re-aligned / underground. Further detailed consideration and design required.



DRAFT SILVERDALE STAGE 4 PRELIMINARY LAND BUDGET AND LOT YIELD ESTIMATES

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Table 1
Land Area Calculations

	Area (hectares)
SITE AREA (A)	381.4
Non-Residential Deductions	
Mixed Use	0.00
Employment	0.00
Neighbourhood Centre	0.50
Public Schools	0.00
Major Roads	0.00
Bushland	18.89
Bushland	91.59
Drainage (non-residential)	0.00
Total (B)	110.98
GROSS RESIDENTIAL LAND (C) = (A-B)	270.4
Deductions	
Local Active Open Space	0.90
Local Passive Open Space	1.50
Drainage	7.81
Total Deductions (D)	10.21
NET DEVELOPABLE LAND (E) = (C - D)	260.2
Residential Land (ha)	193.1
Large Lot Residential Land (ha)	67.0
Environmental Living (ha)	0.0

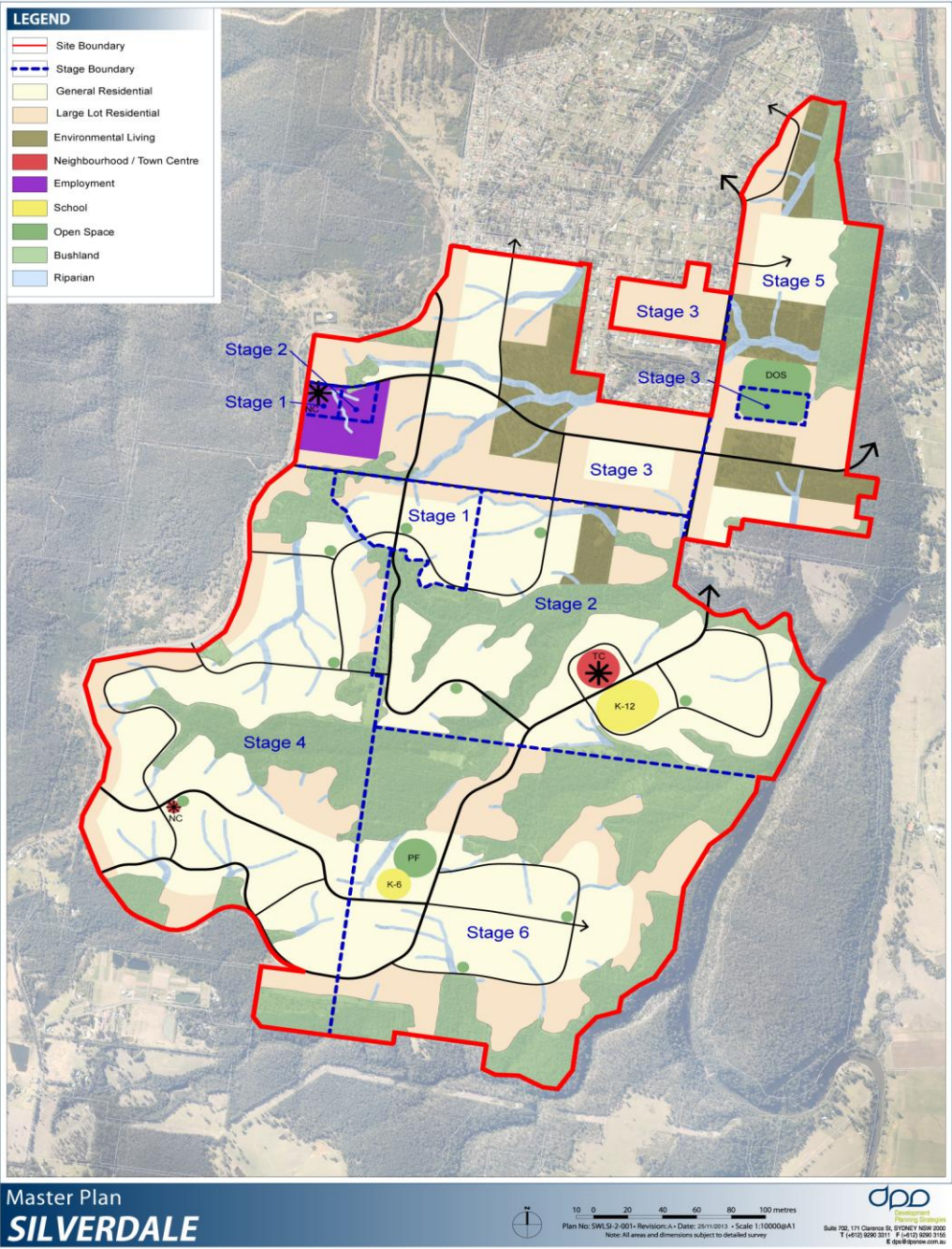
Table 2
Dwelling/Population Summary

Residential Land (ha)	193.12
Dwelling Density (per NDA ha) (approx 600m ² Ave)	12
Estimated Yield	2317
Large Lot Residential Land (ha)	67.04
Dwelling Density (per NDA ha) (approx 2,300m ² Ave)	4
Estimated Yield	268
Environmental Living (ha)	0.00
Dwelling Density (per NDA ha) (approx 2.5 acres Ave)	1
Estimated Yield	0
Total Projected Total Dwelling Yield	2586
Projected Population (2.9 / dwelling)	7498

Table 3
Open Space Provision (ha)

Required (2.83ha / 1000 pop.)	0.00
Provided	
Active Open Space	0.90
Local Passive	1.50
Local Passive - Drainage	3.91
Bushland	9.16
TOTAL	15.46

- Development Assumptions:
- All areas are preliminary only and subject to detailed design and survey.
 - The area identified for drainage land is based on preliminary calculation of 3% of developable land.
 - Land area requirements for infrastructure will need to be further defined.
 - Classification of vegetation within the development area is subject to assessment and determination by the NSW Office of Environment and Heritage.
 - The area of the neighbourhood centre is subject to economic analysis and review to determine retail floor space requirements.
 - Requirements for community facilities are subject to detailed social facilities analysis.
 - Developable areas are subject to the detailed investigation of the 1:100 year flood extent.
 - Public open space is calculated at 2.83 hectares per 1000 persons.
 - Population is calculated at 2.9 person per household consistent with other similar release areas in Wollondilly.
 - Existing 132kV transmission proposed to be re-aligned / underground. Further detailed consideration and design required.



DRAFT SILVERDALE STAGE 5 PRELIMINARY LAND BUDGET AND LOT YIELD ESTIMATES

Version 2.0
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Table 1
Land Area Calculations

	Area (hectares)
SITE AREA (A)	197.9
Non-Residential Deductions	
Mixed Use	0.00
Employment	0.00
Neighbourhood Centre	0.00
Public Schools	0.00
Major Roads	1.85
Bushland	2.52
Bushland	38.39
Drainage (non-residential)	0.00
Total (B)	42.76
GROSS RESIDENTIAL LAND (C) = (A-B)	155.2
Deductions	
Local Active Open Space	6.00
Local Passive Open Space	1.00
Drainage	2.87
Total Deductions (D)	9.87
NET DEVELOPABLE LAND (E) = (C - D)	145.3
Residential Land (ha)	30.2
Large Lot Residential Land (ha)	65.4
Environmental Living (ha)	49.7

Table 2
Dwelling/Population Summary

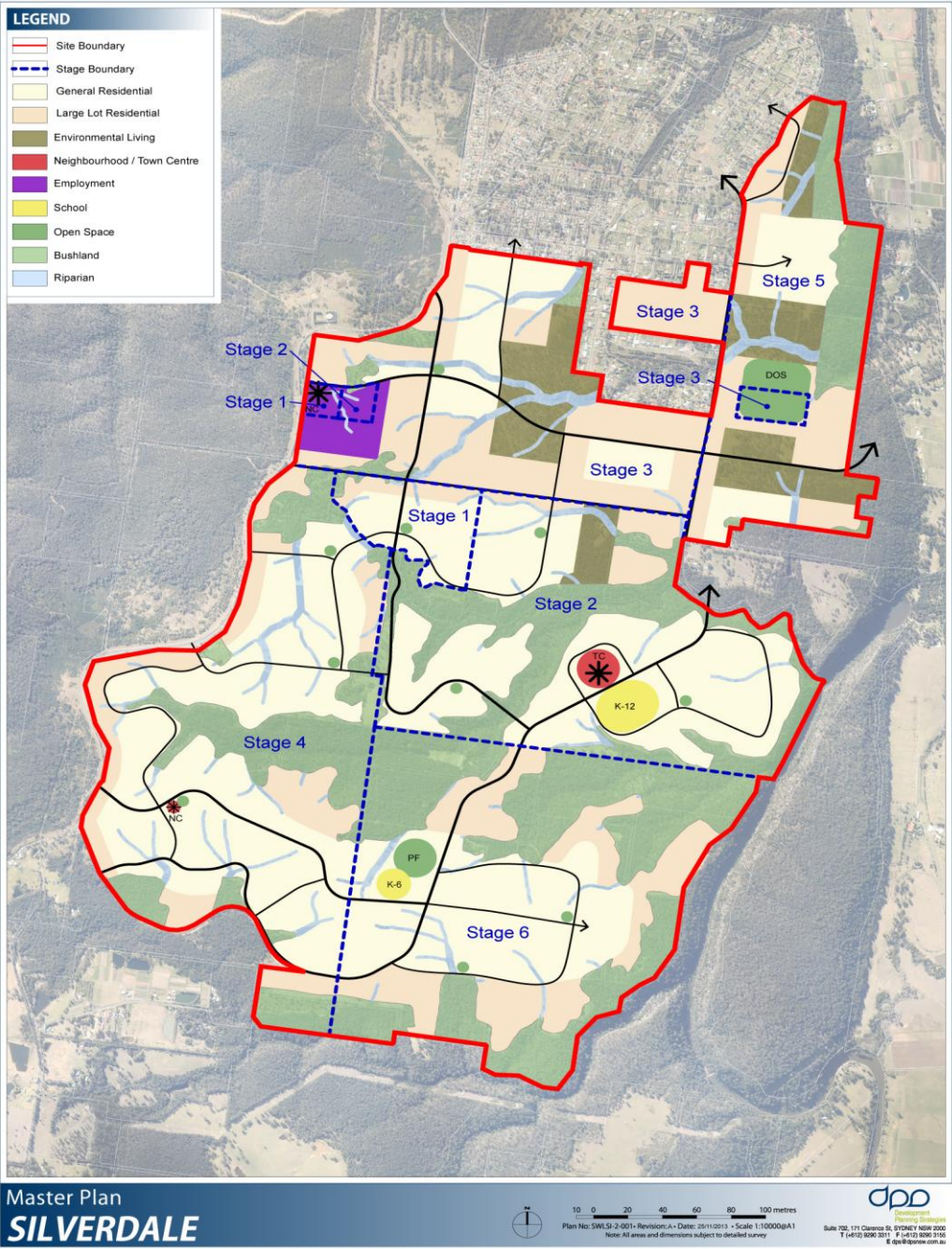
Residential Land (ha)	30.24
Dwelling Density (per NDA ha) (approx 600m ² Ave)	12
Estimated Yield	363
Large Lot Residential Land (ha)	65.41
Dwelling Density (per NDA ha) (approx 2,300m ² Ave)	4
Estimated Yield	262
Environmental Living (ha)	49.67
Dwelling Density (per NDA ha) (approx 2.5 acres Ave)	1
Estimated Yield	50
Total Projected Total Dwelling Yield	674
Projected Population (2.9 / dwelling)	1955

Table 3
Open Space Provision (ha)

Required (2.83ha / 1000 pop.)	0.00
Provided	
Active Open Space	6.00
Local Passive	1.00
Local Passive - Drainage	1.44
Bushland	3.84
TOTAL	12.27

Development Assumptions:

- All areas are preliminary only and subject to detailed design and survey.
- The area identified for drainage land is based on preliminary calculation of 3% of developable land.
- Land area requirements for infrastructure will need to be further defined.
- Classification of vegetation within the development area is subject to assessment and determination by the NSW Office of Environment and Heritage.
- The area of the neighbourhood centre is subject to economic analysis and review to determine retail floor space requirements.
- Requirements for community facilities are subject to detailed social facilities analysis.
- Developable areas are subject to the detailed investigation of the 1:100 year flood extent.
- Public open space is calculated at 2.83 hectares per 1000 persons.
- Population is calculated at 2.9 person per household consistent with other similar release areas in Wollondilly.
- Existing 132kV transmission proposed to be re-aligned / underground. Further detailed consideration and design required.



DRAFT SILVERDALE STAGE 6 PRELIMINARY LAND BUDGET AND LOT YIELD ESTIMATES

Version 2.0
Issue Date - 20 November 2013

Table 1
Land Area Calculations

	Area (hectares)
SITE AREA (A)	375.9
Non-Residential Deductions	
Mixed Use	0.00
Employment	0.00
Neighbourhood Centre	0.00
Public Schools	3.00
Major Roads	0.00
Bushland	8.92
Bushland	162.00
Drainage (non-residential)	0.00
Total (B)	173.92
GROSS RESIDENTIAL LAND (C) = (A-B)	202.0
Deductions	
Local Active Open Space	5.60
Local Passive Open Space	1.00
Drainage	5.70
Total Deductions (D)	12.30
NET DEVELOPABLE LAND (E) = (C - D)	189.7
Residential Land (ha)	108.7
Large Lot Residential Land (ha)	81.0
Environmental Living (ha)	0.0

Table 2
Dwelling/Population Summary

Residential Land (ha)	108.74
Dwelling Density (per NDA ha) (approx 600m ² Ave)	12
Estimated Yield	1305
Large Lot Residential Land (ha)	80.98
Dwelling Density (per NDA ha) (approx 2,300m ² Ave)	4
Estimated Yield	324
Environmental Living (ha)	0.00
Dwelling Density (per NDA ha) (approx 2.5 acres Ave)	1
Estimated Yield	0
Total Projected Total Dwelling Yield	1629
Projected Population (2.9 / dwelling)	4724

Table 3
Open Space Provision (ha)

Required (2.83ha / 1000 pop.)	0.00
Provided	
Active Open Space	5.60
Local Passive	1.00
Local Passive - Drainage	2.85
Bushland	16.20
TOTAL	25.65

- Development Assumptions:
- All areas are preliminary only and subject to detailed design and survey.
 - The area identified for drainage land is based on preliminary calculation of 3% of developable land.
 - Land area requirements for infrastructure will need to be further defined.
 - Classification of vegetation within the development area is subject to assessment and determination by the NSW Office of Environment and Heritage.
 - The area of the neighbourhood centre is subject to economic analysis and review to determine retail floor space requirements.
 - Requirements for community facilities are subject to detailed social facilities analysis.
 - Developable areas are subject to the detailed investigation of the 1:100 year flood extent.
 - Public open space is calculated at 2.83 hectares per 1000 persons.
 - Population is calculated at 2.9 person per household consistent with other similar release areas in Wollondilly.
 - Existing 132kV transmission proposed to be re-aligned / underground. Further detailed consideration and design required.

