










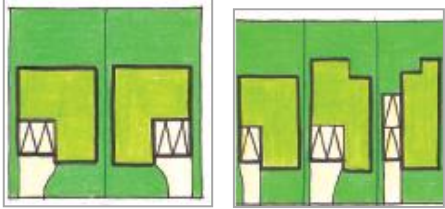
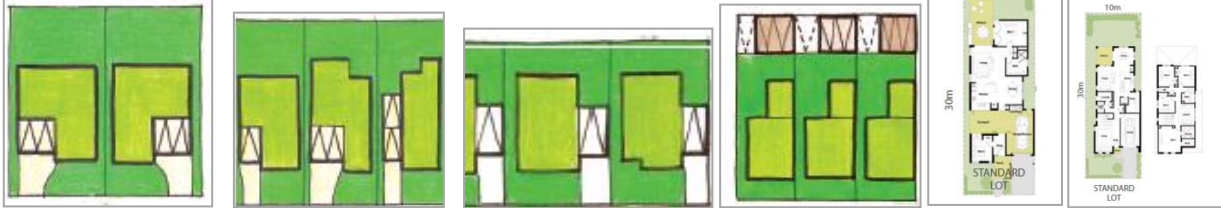
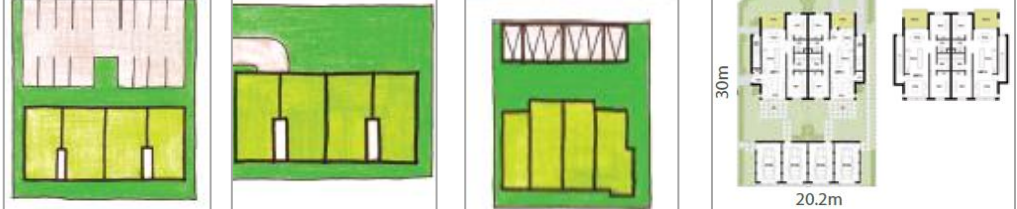
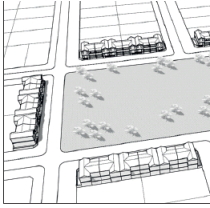


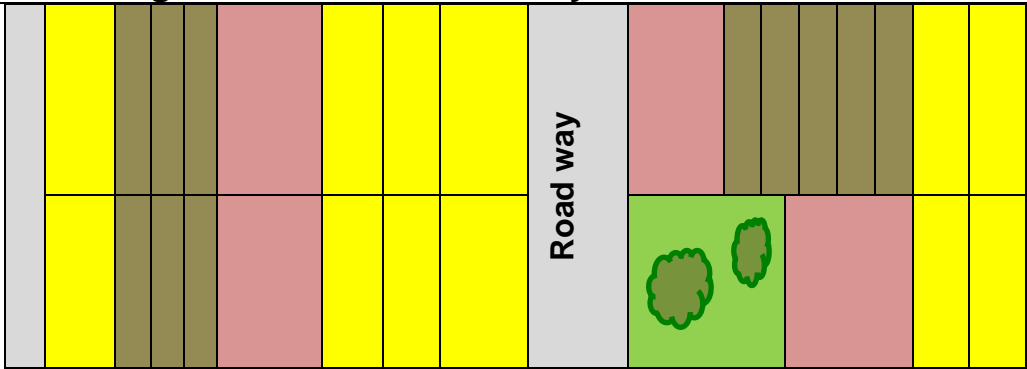
Low rise housing options																				
	Low density					Low rise medium density types (*activated under the LRMD code)					Other medium density									
	Detached house	Secondary Dwelling	Micro lots houses	Dual Occupancy Detached *	Dual Occupancy Attached*	Multi dwelling housing - townhouse & Terraces*	Manor House*	Apartment shop top live & workspace	Boarding houses	Byron Bespoke Intentional Communities										
Fully detached homes			Semi-detached to attached homes					Attached												
		Dwelling not more than 60m ² or 30% of floor area of principal dwelling.	Option of attached or detached housing on lots less than 100 m ² . 	2 detached dwellings on one lot of land, but does not include a secondary dwelling.	2 dwellings on one lot of land that are attached to each other.	3 or more dwellings on one lot of land each with <u>access at ground level</u> no part of a dwelling is above any part of any other dwelling. Terrace dwellings one alignment facing the street.	A building containing 3 or 4 dwellings, where each dwelling is attached to another dwelling by a common wall or floor, and at least 1 dwelling is partially or wholly located above another dwelling.	A living space in a residential building containing 3 or more dwellings or residential space mixed with workspaces either with in the one.  tenancy or separate	Let as lodgings with residence for 3 months or more, shared facilities or private within a lodgers room.	People come together to be the developer of their own homes •Co-housing with NFP •Bauggruppen •Housing co-ops										
Lot types suited to housing type	200 – 800 m ²	450 – 800m ²	< 100m ²	>800m ²	>800m ²	R2 > 1000m ² R3 > 800m ²	>600m ²	> 800m ²	N/S	Community title										
Zone type	Residential	Residential	Undetermined	Residential	Residential and Mixed Use	Residential and Mixed Use	Residential (pending)	Residential and Mixed Use	Residential and Mixed Use											
Life Stage [#]																				
Younger years (age 18– 34) 20% of residents increasing to 26%		✓	✓	✓	✓	✓		✓	✓	✓										
Parents, homebuilder, older workers (age 35 -59) 50% of residents increasing to 56%	✓			✓	✓	✓				✓										
Empty nesters and retirees (age 60 -69) 19% of residents decreasing to 12 %		✓	✓	✓	✓	✓	✓	✓		✓										
Seniors (age 70 +) 13% of residents stable		✓	✓	✓	✓	✓		✓	✓	✓										

excludes children as a percentage of life stages – changes in percentage are projections only

Indicative lot size and density target options for future residential development (subdivisions)

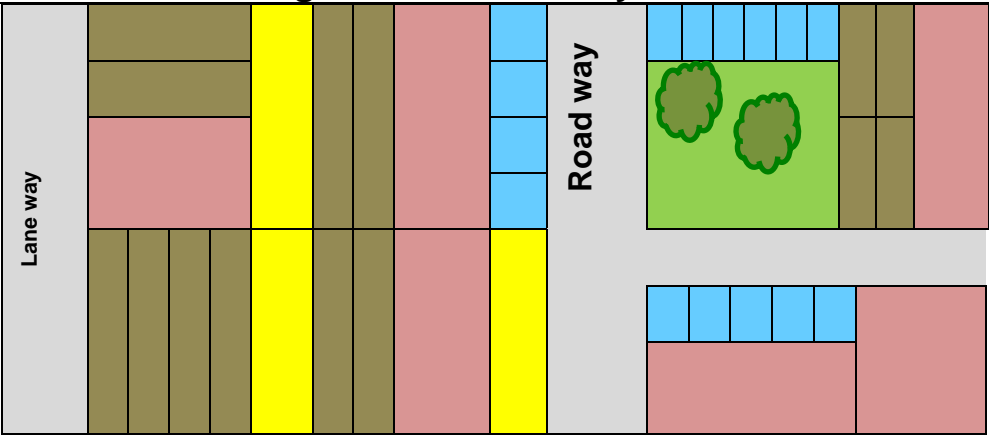
Lot Type	Lot Size	Mix of lots for 25 dw/ha density (%) (refer to diagrams below)	Mix of lots for 15 dw/ha density (%) (refer to diagrams below)	Examples of houses on lots
Type A Traditional Lots	450-800m ²	8%	45%	
Type B Small Lots	200-449m ²	38%	37%	
Type C Large Lots for Multiple Dwelling Housing and Attached Dwellings	Lots ranging from 800m2 to 1,400m2	38%	18%	
Type D Micro lots	Small lots less than 100m2	16%	-	 <small>Figure C: Sitting at street block ends</small>

15 dwellings /ha Indicative layout



Not to scale

25 dwellings/ha Indicative layout



Byron Bespoke Intentional Communities

