



APPENDIX A

DETAILED YIELD SUMMARY

Appendix A: Detailed Yield Summary

Yield breakdown

This appendix provides the findings of the indicative yield study in greater detail. Blocks are identified in Figure 19 in Chapter 7.3.

Block	Area	Com. Storeys	Res. Storeys	Storeys	Site Coverage	Res. GFA	Res. NSA	Dwellings
AREA 1								
1A	4,165	1	3	4	B	7,497	5,997	75
1B	3,442	1	4	5	B	6,885	5,508	69
TOTAL								144
AREA 2								
2A	2,029	1	4	5	A	4,058	3,246	41
2B	11,431	1	4	5	A	22,863	18,290	229
2C	8,004	1	4	5	C	22,411	17,929	224
2D	3,904	1	3	4	C	8,198	6,558	82
2E	6,462	1	5	6	D	25,849	20,679	258
2F	2,115	1	6	7	C	8,882	7,106	89
2G	1,312	1	4	5	B	3,148	2,519	31
2H	2,724	1	5	6	B	8,172	6,938	82
TOTAL								1,036
AREA 3								
3A	10,263	1	4	5	A	20,526	16,421	205
3B	12,033	1	4	5	A	24,066	19,253	241
TOTAL								446
AREA 4								
4A	5,481	1	6	7	D	26,307	21,046	263
4B	4,429	1	7	8	D	24,802	19,841	248
4C	1,720	1	7	8	D	9,631	7,705	96
4D	26,464	1	5	6	A	66,160	52,928	662
4E	2,541	2	4	6	C	7,114	5,691	71
4F	2,733	1	5	6	C	9,565	7,652	96
4G	4,874	1	6	7	D	23,395	18,716	234
4H	3,047	1	5	6	A	7,619	6,095	76
4I	2,227	1	9	10	D	16,033	12,827	160
TOTAL								1,906
AREA 5								
5A	1,965	1	3	4	B	3,537	2,830	35
5B	17,020	1	4	5	B	40,849	32,679	408
5C	8,247	1	6	7	B	29,691	23,753	297
TOTAL								741

Block	Area	Com. Storeys	Res. Storeys	Storeys	Site Coverage	Res. GFA	Res. NSA	Dwellings
AREA 6								
6A	1,719	1	5	6	C	6,017	4,814	60
6B	4,760	1	5	6	C	16,660	13,328	167
6C	3,062	1	5	6	C	10,717	8,574	107
6D	3,053	1	6	7	C	12,823	10,258	128
6E	14,995	1	7	8	A	52,481	41,985	525
6F	2,256	1	9	10	D	16,243	12,995	162
TOTAL								1,149
AREA 7								
7A	4,894	1	4	5	A	9,788	7,830	98
7B	4,879	1	5	6	A	12,198	9,758	122
7C	6,239	1	5	6	A	15,598	12,478	156
7D	5,067	1	5	6	D	20,270	16,216	203
7E	3,587	1	9	10	C	22,598	18,078	226
TOTAL								805
AREA 8								
8A	2,720	1	9	10	C	9,788	7,830	98
8B	4,442	1	5	6	B	13,326	10,661	133
8C	2,532	1	4	5	C	7,089	5,672	71
8D	1,525	1	3	4	B	2,746	2,197	27
8E	1,256	1	4	5	C	3,516	2,813	35
8F	1,474	1	3	4	B	2,653	2,122	27
8G	1,640	1	7	8	B	6,888	5,510	69
TOTAL								465
AREA 9								
9A	847	1	5	6	D	3,389	2,711	34
9B	3,249	1	4	5	C	9,097	7,278	91
9C	1,434	1	3	4	C	3,011	2,409	30
TOTAL								155
TOTAL								
TOTAL								6,846



APPENDIX B

SHADOW TESTING

Appendix B: Shadow Testing

Spring Equinox 11am



Spring Equinox 12pm



Spring Equinox 1pm



Spring Equinox 2pm



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APPENDIX C

MAPS



APPENDIX C

MAPS

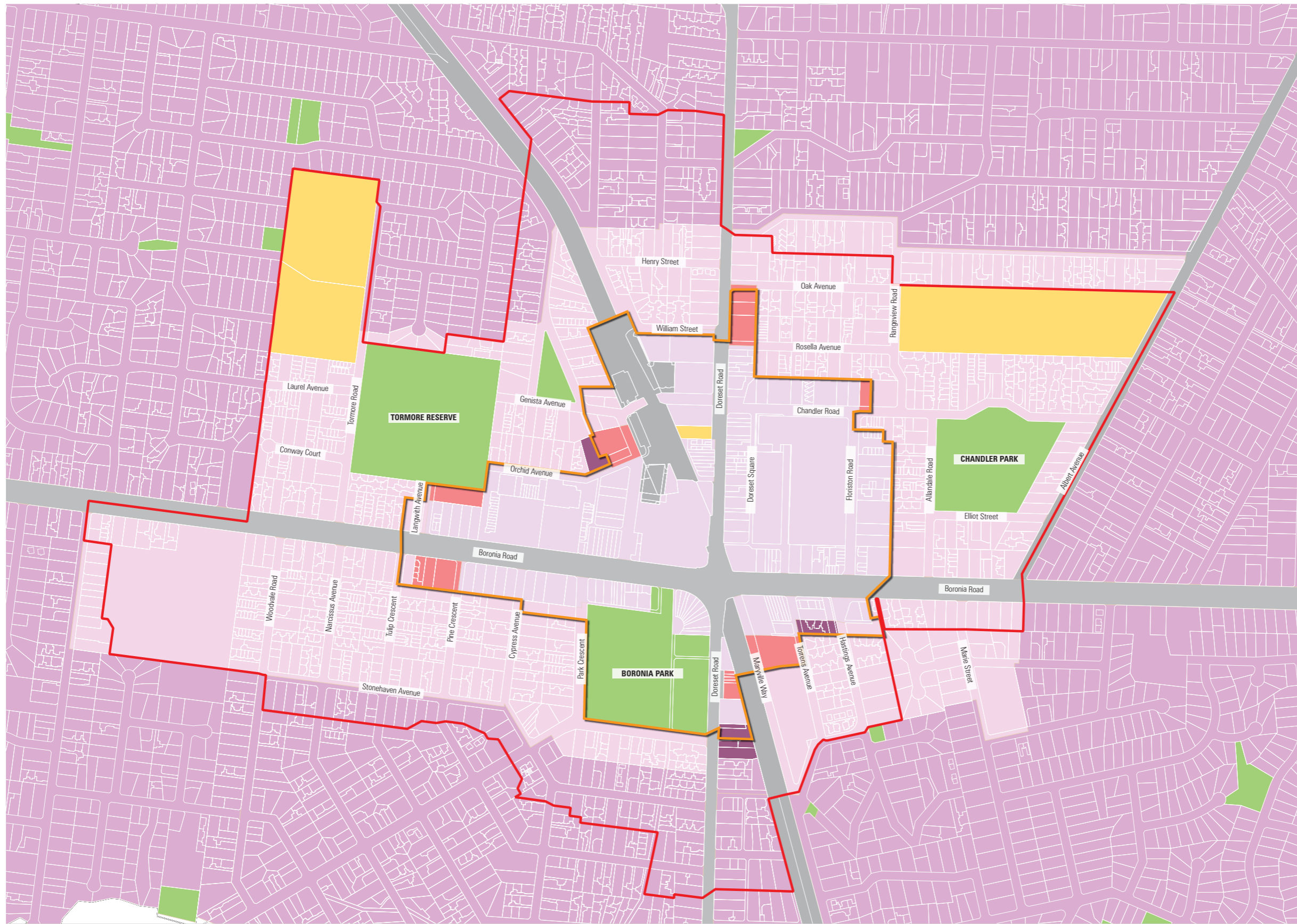


Boronia Renewal Strategy

Planning Zones

Legend

- Study Area
- Town Core
- GRZ
- RGZ
- NRZ
- MUZ
- PUZ
- PPRZ
- RDZ



Project Ref: 2018.701
 Dwg No.: UDD-001
 Scale: 1:6000 @A3
 Date: 08.06.21
 Revision: B

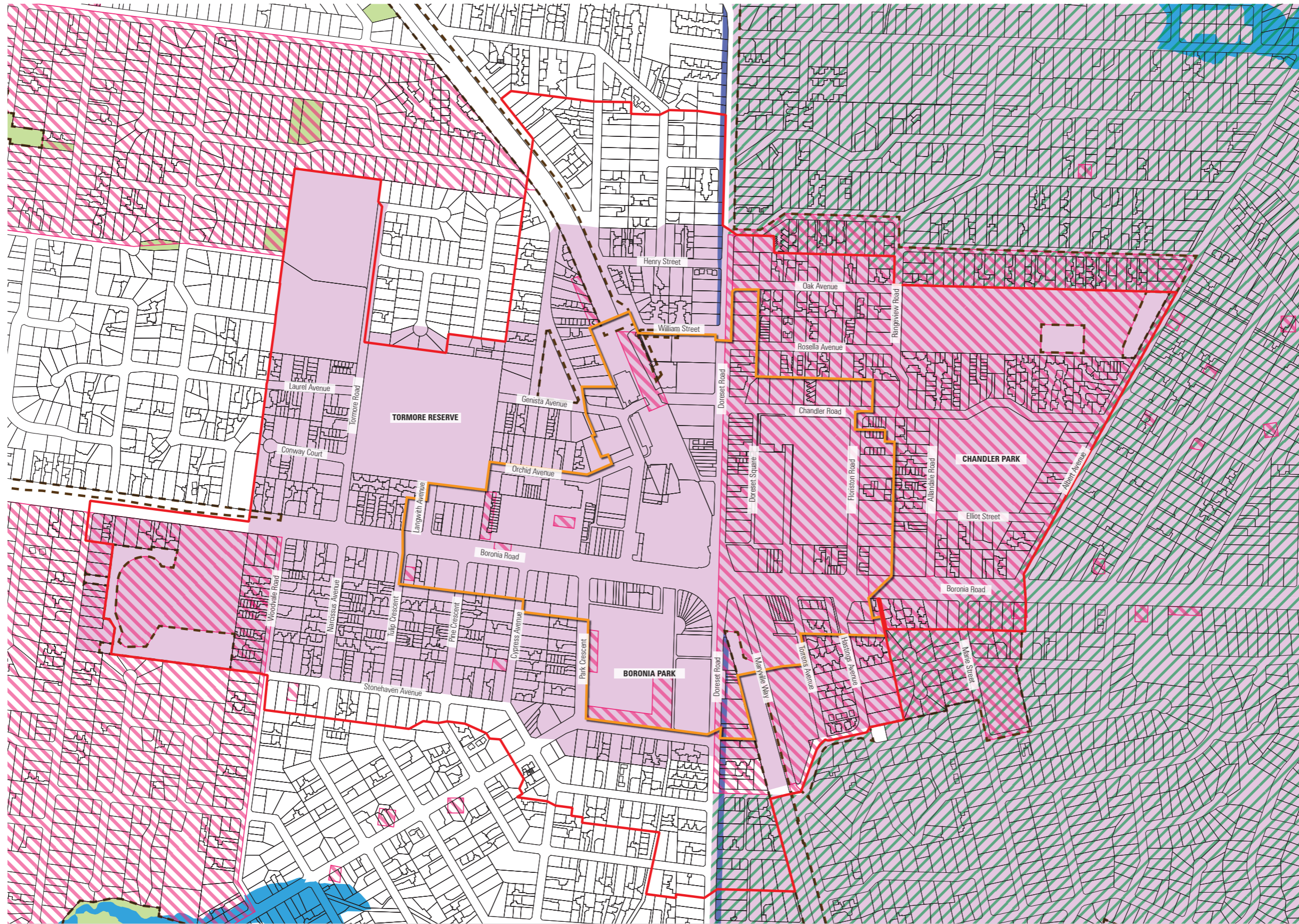
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Boronia Renewal Strategy
Overlays

Legend

- Study Area 
- Town Core 
- DDO 
- ESO 
- SLO 
- SBO 
- PAO 
- VPO 



Project Ref: 2018.701
 Dwg No.: UDD-001
 Scale: 1:6000 @A3
 Date: 08.06.21
 Revision: C





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Boronia Renewal Strategy

Lot frontage

Legend

- Study Area 
- Town Core 
- Railway 
- Open space 

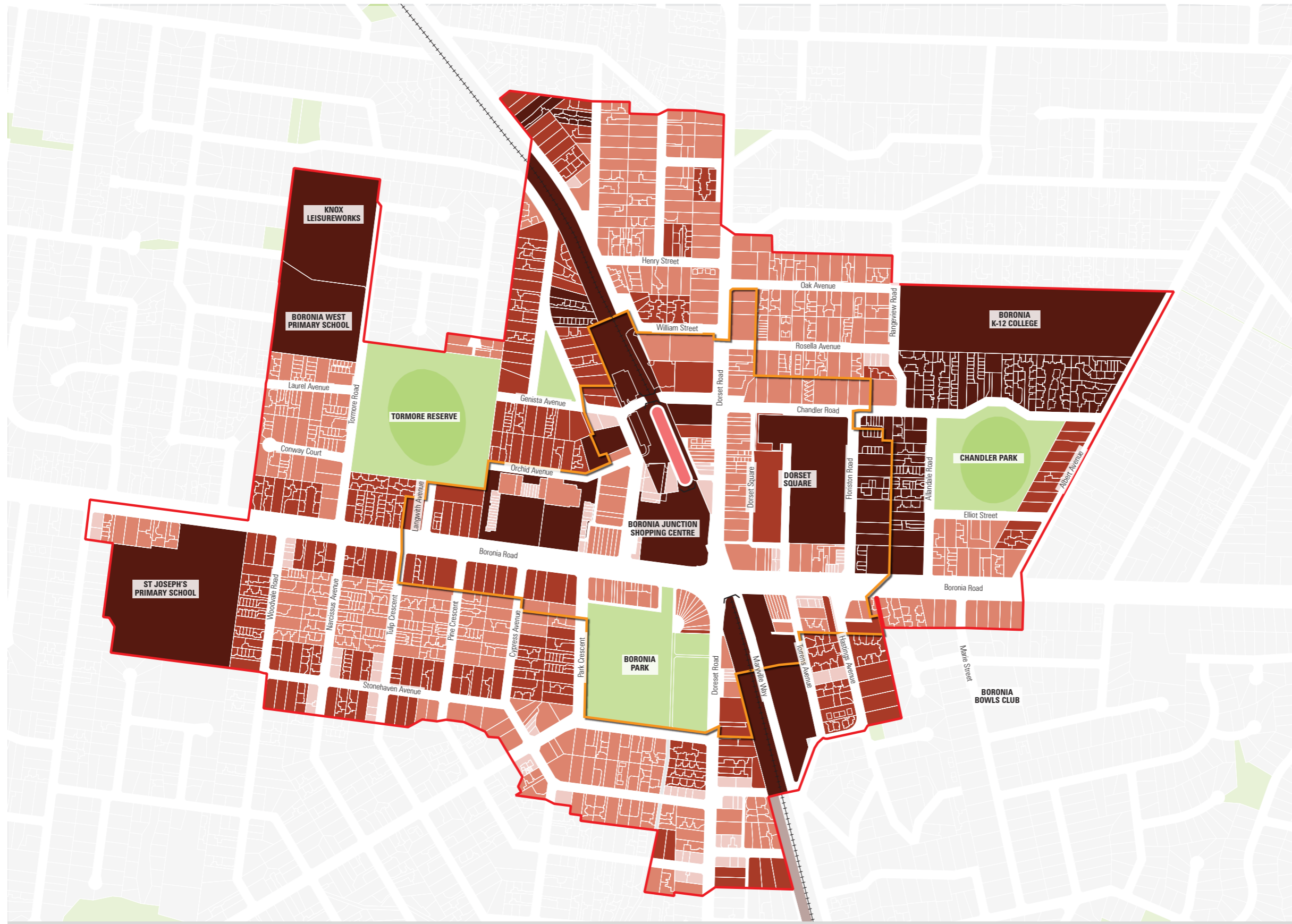
Lot frontage

- Small <10m 
- Medium 10-20m 
- Large 20-30m 
- Extra large >30m 



Project Ref: 2018.701
 Dwg No.: UDD-003
 Scale: 1:6000 @A3
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Boronia Renewal Strategy

Lot depth

Legend

- Study Area
- Town Core
- Railway
- Open space

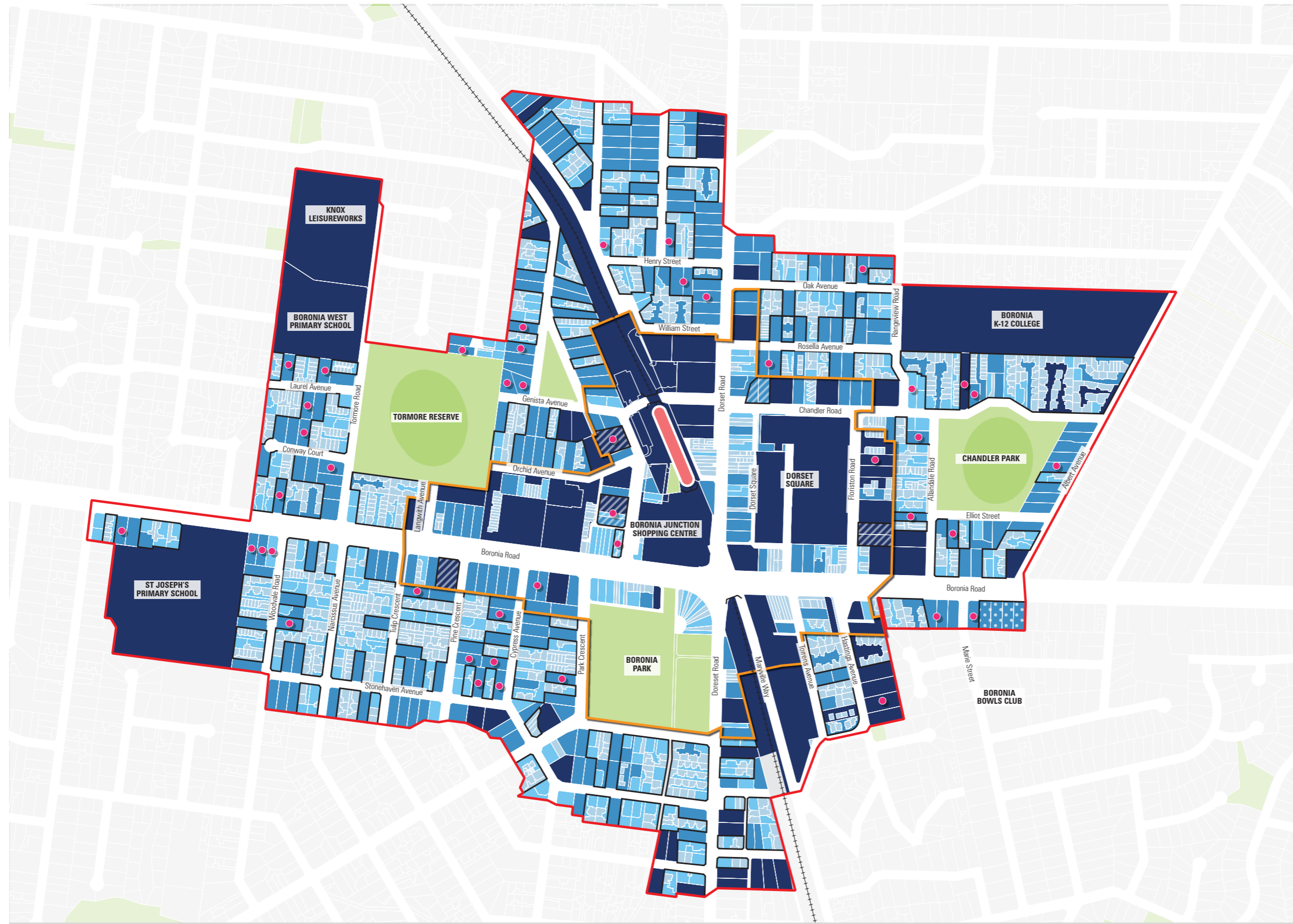
Lot depth

- Small <30m
- Medium 30-50m
- Large 50-70m
- Extra large >70m



Project Ref: 2018.701
 Dwg No.: UDD-004
 Scale: 1:6000 @A3
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Boronia Renewal Strategy

Lot sizes

Legend

- Study Area
- Town Core
- Railway
- Open space

Lot frontage

- Small <300m²
- Medium 300-600m²
- Large 600-1200m²
- Extra large > 1200m²

Development Pattern

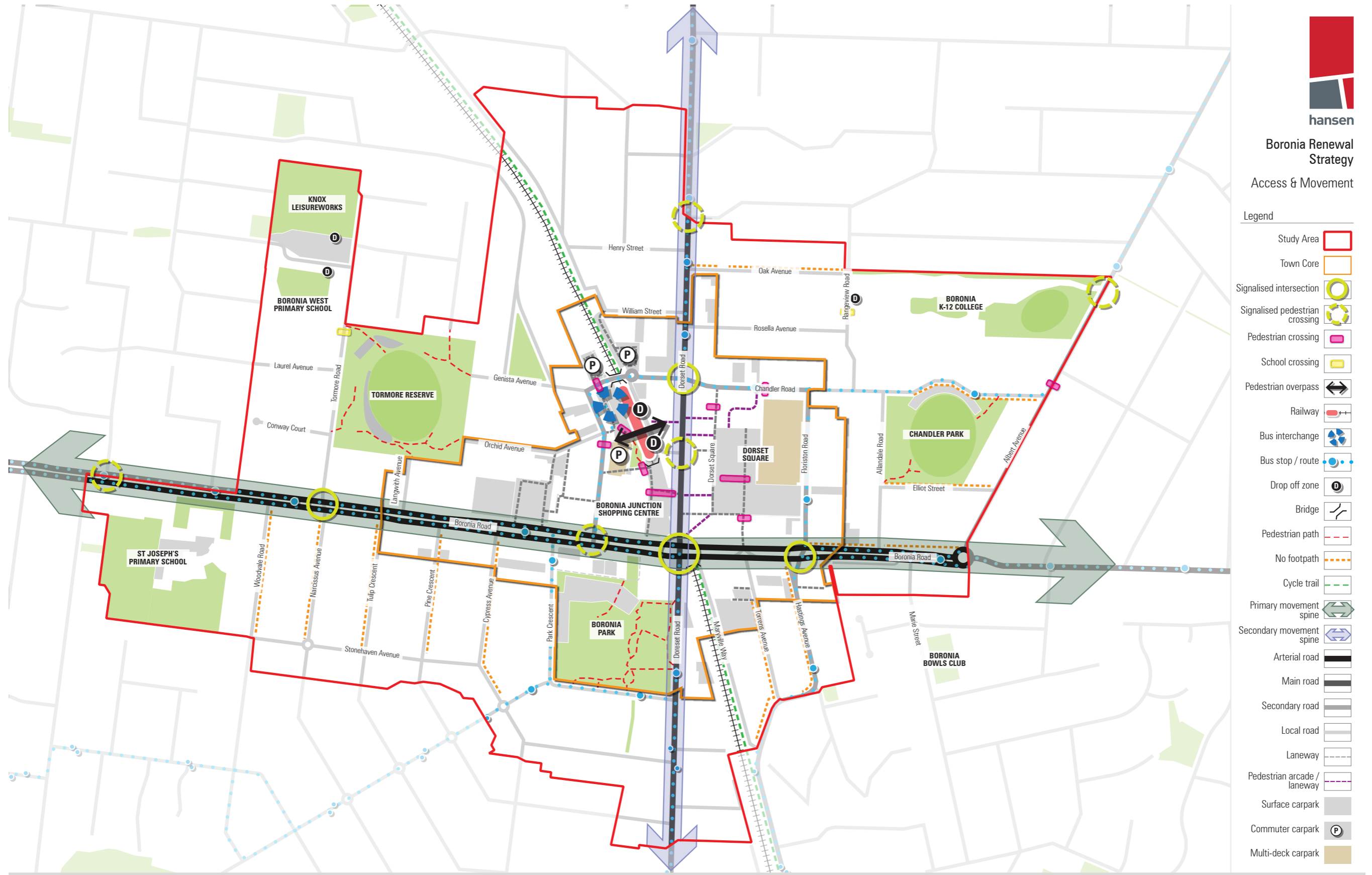
- Existing subdivision (residential)
- Covenant Effected
- Valid planning permit to develop
- Non-developable* (commercial)

*Assumes that non-developable land:
 - is needed for public/community use.
 - contains building constructed from year 2000 onwards.
 - has valid planning permit.



Project Ref: 2018.701
 Dwg No.: UDD-005
 Scale: 1:6000 @A3
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Boronia Renewal Strategy
Access & Movement

- Legend
- Study Area
 - Town Core
 - Signalised intersection
 - Signalised pedestrian crossing
 - Pedestrian crossing
 - School crossing
 - Pedestrian overpass
 - Railway
 - Bus interchange
 - Bus stop / route
 - Drop off zone
 - Bridge
 - Pedestrian path
 - No footpath
 - Cycle trail
 - Primary movement spine
 - Secondary movement spine
 - Arterial road
 - Main road
 - Secondary road
 - Local road
 - Laneway
 - Pedestrian arcade / laneway
 - Surface carpark
 - Commuter carpark
 - Multi-deck carpark

Project Ref: 2018.701
 Dwg No.: UDD-006
 Scale: 1:6000 @A3
 Date: 08.06.2021
 Revision: C

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