

## **AMENDMENT NO. 43.2016.4.1**

### **208 BALLY PARK ROAD, DODGES FERRY**

#### **LOT YIELD ANALYSIS**

Vacant land in the Dodges Ferry area (to be read in conjunction with map provided at the TPC hearing of the 24 February 2017 for amendment 43.2016.2, showing vacant land in the Dodges Ferry area which also showed land use zones),

- 181 vacant properties;
- 2 of these are over the minimum 4,000m<sup>2</sup> (minimum lots size of 2,000m<sup>2</sup> for Low Density Residential) or minimum 2ha (minimum lot size of 1ha for Rural Living);
- Of these I calculate subdivision creating an additional 12 lots inclusive of the original lot (or an additional 10 lots)
- Please note that Dodges Hill area includes two properties subject to planning scheme amendment 43.2016.2 for Dixon and Arnold which I have not included in this analysis.
- Furthermore, I have not included 208 Bally Park Road, subject of this scheme amendment, in the analysis.

In summary;

Of the 181 vacant properties, 179 lots cannot be further subdivided due to being below the required lot size to allow further subdivision and three of which are subject to scheme amendments.

Of the 2 that can, a further 12 lots in total would result in any subdivision

John Molnar

Senior Planner Sorell Council (4 April 2017)