

Annexure 2- Precinct Change Area Matrix

Methodology for level of change for each precinct

- **Increased Residential Growth Areas: 15 and above**
- **Natural Residential Growth Areas: 11-14**
- **Greenfield Residential Growth Areas 11 -14**
- **Minimal Residential Growth Areas – 10 and below**

Note: The score chosen was based on the most dominant consideration within the relevant criteria

Precinct 1

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	2
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		10 - Minimal Residential Growth

Precinct 2

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	1
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	1
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	1
TOTAL		6 – Minimal Residential Growth

Precinct 3

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services 	1

	<ul style="list-style-type: none"> • Between 400-700m away • Over 700m away 	
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	1
TOTAL		8 – Minimal Residential Growth

Precinct 4

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1

Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	1
TOTAL		8 Minimal Residential Growth

Precinct 5

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2

TOTAL	11 – Natural Residential Growth
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Precinct 6

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	2
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	2
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		15 – Increased Residential Growth

Precinct 7

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services 	2

	<ul style="list-style-type: none"> • Between 400-700m away • Over 700m away 	
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	2
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	2
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		12 – Natural Residential Growth Area

Precinct 8

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m 	1

	<ul style="list-style-type: none"> No public transport available nearby. 	
Retail and services	<ul style="list-style-type: none"> NAC services within 400m NAC services between 400-700m No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> Several infill opportunities available Some infill opportunities available Limited infill opportunities available 	2
TOTAL		10 – Natural Residential Growth Area

Precinct 9

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> Mostly flat level sites and/or with north facing lots, no major obstructions. Some slope and/or with several east or west facing. Steeply sloping and/or facing south 	1
Walkability	<ul style="list-style-type: none"> Within 400m of established services Between 400-700m away Over 700m away 	2
Landscape and vegetation	<ul style="list-style-type: none"> No major or sensitive vegetation or landscape Some trees or sensitive vegetation and/or landscape that may impact development Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> Within 400m to established train or bus routes. Within 400-700m No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> NAC services within 400m NAC services between 400-700m No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> Several infill opportunities available Some infill opportunities available Limited infill opportunities available 	2
TOTAL		9 – Minimal Residential Growth

Precinct 10

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		9 – Minimal Residential Growth Area

Precinct 11

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2

Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	2
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2 (Several sites currently undeveloped)
TOTAL		11 – Natural Residential Growth Area

Precinct 12

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. 	1

	<ul style="list-style-type: none"> • Within 400-700m • No public transport available nearby. 	
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	3 Several sites undeveloped
TOTAL		11 – Natural Residential Growth Area

Precinct 13

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	3
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	3
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	3

TOTAL	18 – Increased Residential Growth Area
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Precinct 14

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	3
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	3
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		17 – Increased Residential Growth Area

Precinct 15

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. 	3

	<ul style="list-style-type: none"> • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	2
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		14 - Natural Residential Growth Area

Precinct 16

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development 	3

	<ul style="list-style-type: none"> Erosion problems, dense vegetation, significant landscape limitation 	
Public transport	<ul style="list-style-type: none"> Within 400m to established train or bus routes. Within 400-700m No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> NAC services within 400m NAC services between 400-700m No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> Several infill opportunities available Some infill opportunities available Limited infill opportunities available 	2
TOTAL		11 – Natural Residential Growth Area

Precinct 17

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> Mostly flat level sites and/or with north facing lots, no major obstructions. Some slope and/or with several east or west facing. Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> Within 400m of established services Between 400-700m away Over 700m away 	3
Landscape and vegetation	<ul style="list-style-type: none"> No major or sensitive vegetation or landscape Some trees or sensitive vegetation and/or landscape that may impact development Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> Within 400m to established train or bus routes. Within 400-700m No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> NAC services within 400m NAC services between 400-700m No retail or services within 700m 	3
Development opportunities	<ul style="list-style-type: none"> Several infill opportunities available 	3

	<ul style="list-style-type: none"> • Some infill opportunities available • Limited infill opportunities available 	
TOTAL		18 – Increased Residential Growth Area
Although this precinct is suitable for intensification, it has been determined to identify this precinct for Natural Residential Growth due to there being a number of suitable precincts for intensification around the Bacchus Marsh town centre and, at this stage intensification is generally prioritised to the south of the town centre which is more accessible to the train station.		Natural Residential Growth

Precinct 18

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	2
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		12 – Natural Residential Growth

Precinct 19

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	2
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	2
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	2
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		14 – Natural Residential Growth

Precinct 20

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	3

Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	3
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	1 – Strong character and intact built form
TOTAL		15 – Increased Residential Growth Area
Although this precinct is well located to be an Increased Residential Growth precinct, this precinct covers Lerderberg St which is the most intact street within Bacchus Marsh and has specifically been included within its own precinct to ensure it is reasonably protected from intensification.		Minimal Residential Growth Area

Precinct 21

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	2
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. 	1

	<ul style="list-style-type: none"> • Within 400-700m • No public transport available nearby. 	
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	2
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	1
TOTAL		11 – Natural Residential Growth
Although this precinct has rated as a Natural Residential Growth precinct, this precinct has been identified as a Minimal Change Precinct as this precinct has larger lots, generally over 2000sqm and is an intact precinct that has been recommended to retain the existing character.		Minimal Residential Growth

Precinct 22

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	3
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	3
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available 	3

	<ul style="list-style-type: none"> • Some infill opportunities available • Limited infill opportunities available 	
TOTAL		17 – Increased Residential Growth

Precinct 23

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	2
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	2
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	2
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		12 – Natural Residential Growth
The south-eastern portion of this precinct is considered suitable as an Increased Residential Growth precinct due to proximity to Grant St where access to services and facilities including public transport are available.		Partly Natural Residential Growth and part Increased Residential Growth

Precinct 24

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	3
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	3
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		17 – Increased Residential Growth

Precinct 25

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2

Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		9 – Minimal Residential Growth area
Although the matrix identifies this precinct for minimal residential growth, this precinct is considered more suitable as a natural residential growth area. This is due to the precinct being within close proximity to both the greenfield development precincts (26 & 27) where, in time, several services and facilities will be available that this precinct will significantly benefit from.		Natural Residential Growth

Precinct 26

Has not been assessed under the matrix as the precinct has been identified as a greenfield development precinct and will be developed in accordance with the Development Plan Overlay that applies to the precinct.

Precinct 27

Similar to precinct 27, this precinct has not been assessed under the matrix as the precinct has been identified as a greenfield development precinct and will be currently being developed in accordance with the Development Plan Overlay that applies to the precinct.

Precinct 28

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		11 – Natural Residential Growth

Precinct 29

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	3

Landscape and vegetation	<ul style="list-style-type: none"> No major or sensitive vegetation or landscape Some trees or sensitive vegetation and/or landscape that may impact development Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> Within 400m to established train or bus routes. Within 400-700m No public transport available nearby. 	2
Retail and services	<ul style="list-style-type: none"> NAC services within 400m NAC services between 400-700m No retail or services within 700m 	2
Development opportunities	<ul style="list-style-type: none"> Several infill opportunities available Some infill opportunities available Limited infill opportunities available 	3
TOTAL		15 – Increased Residential Growth

Precinct 30

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> Mostly flat level sites and/or with north facing lots, no major obstructions. Some slope and/or with several east or west facing. Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> Within 400m of established services Between 400-700m away Over 700m away 	3
Landscape and vegetation	<ul style="list-style-type: none"> No major or sensitive vegetation or landscape Some trees or sensitive vegetation and/or landscape that may impact development Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> Within 400m to established train or bus routes. Within 400-700m No public transport available nearby. 	3
Retail and services	<ul style="list-style-type: none"> NAC services within 400m NAC services between 400-700m No retail or services within 700m 	2

Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	1
TOTAL		14 – Natural Residential Growth area
Note that this precinct is low lying and the proposed LSIO amendment will significantly impact this precinct and therefore, although well located, it is considered more appropriate as a Natural Residential Growth area.		

Precinct 31

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	3
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	3
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		11 – Natural Residential Growth

Precinct 32

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> • Mostly flat level sites and/or with north facing lots, no major obstructions. • Some slope and/or with several east or west facing. • Steeply sloping and/or facing south 	2
Walkability	<ul style="list-style-type: none"> • Within 400m of established services • Between 400-700m away • Over 700m away 	1
Landscape and vegetation	<ul style="list-style-type: none"> • No major or sensitive vegetation or landscape • Some trees or sensitive vegetation and/or landscape that may impact development • Erosion problems, dense vegetation, significant landscape limitation 	2
Public transport	<ul style="list-style-type: none"> • Within 400m to established train or bus routes. • Within 400-700m • No public transport available nearby. 	1
Retail and services	<ul style="list-style-type: none"> • NAC services within 400m • NAC services between 400-700m • No retail or services within 700m 	1
Development opportunities	<ul style="list-style-type: none"> • Several infill opportunities available • Some infill opportunities available • Limited infill opportunities available 	2
TOTAL		9 – Minimal Residential Growth area
<p>This precinct is partly zoned mixed use and it is proposed for this section of the precinct to remain mixed used given there are some businesses operating within this area. The balance of the precinct does not have a strong neighbourhood character to protect, however the preferred character statement has indicated due to the location of the precinct any further development would need to be considered on a site by site basis. With consideration of the zoning controls, it is recommended that part of the precinct remain as General Residential Zone, and therefore has been identified as a Natural Residential Growth precinct.</p>		Natural Residential Growth