

# Bayswater Town Centre Structure Plan

## Yield Mix Table

3-Mar-17

Avg Dwelling Size

70 sqm

Streetscape Type	Density
A2	RAC3
A1	R60
D2b	R80
D2a	R60
D1	R40

Plot Ratio	Density
2	RAC3
0.9	R60
1	R80
0.7	R60
0.6	R40

Block	Residential Yield above R40					Plot Ratio Area (sqm)	Total Dwellings
	D1	D2a	D2b	A1	A2		
	R40	R60	R80	R60	RAC3		
A1	6225					3735	53
A2	1694					1016	15
A3		3941				2759	39
A4		3440				2408	34
B1	2763					1658	24
B2^		3586				2510	36
B3^		2548				1784	25
B4^					4142	8284	118
C1		13321				9325	133
C2^				3035		2732	39
C3^					4674	9348	134
D1	17732					10639	152
D2	7872					4723	67
D3		5063				3544	51
E1		5887				4121	59
F1		8325				5828	83
G1		11109				7776	111
H1		3034				2124	30
I1			27255			19079	273
I2^					4895	9790	140
I3^					4045	8090	116
J1^		4304				3013	43
J2	3762					2257	32
J3				5112		4601	66
K1				1400		1260	18
L1^					2227	4454	64
L2				4087		3678	53
L3^					4639	9278	133
L4^					947	1894	27
M1				1210		1089	16
M2				1012		911	13
M3	6545					3927	56
N1^					3192	6384	91
O1^					1319	2638	38
O2^				5033		4530	65
P1^				4172		3755	54
Q1	4163					2498	36
R1	3837					2302	33
<b>Subtotal</b>	<b>54593</b>	<b>64558</b>	<b>27255</b>	<b>25061</b>	<b>30080</b>	<b>179740</b>	<b>2568</b>

	(sqm)		Dwellings
<b>Overall Structure Plan Area</b>	<b>481852</b>		
Residential land zoned R40 and above	<b>201547</b>		
Residential laned zoned below R40	<b>73028</b>	Indicatively 1/450sqm as per R-Codes	162
RACO Site^ (excluded)	<b>8288</b>	indicative plot ratio of 3	355
Public Open Space, Rail Reserve, Roads & Laneways	<b>198989</b>		

<b>Retail Floor Space - potential accommodation</b>			
Total 'Centre Core' land area (minus part outlying Blocks)	52758		
Plus RACO site	61046		
30% for built employment floor space	18313.8		

**3085**

^ located within 'Centre Core'