

The background of the page features abstract, flowing white line art on a light beige background. The lines are organic and interconnected, creating a sense of movement and depth. A solid dark red rectangular box is positioned in the upper-middle section of the page, containing the title text in white.

APPENDIX E

LAND USE BUDGET TABLE

SUMMARY LAND USE BUDGET

Parcel 01

CYGNET, TASMANIA

Date 26.02.2026

TOTAL LAND AREA	13.85 HA
Gross Land Area	13.85 HA

NON-RESIDENTIAL LANDUSES			
Hazard Area - H3-H6	0.00		HA
Total NRLU	0.00		HA
NET LAND AREA		13.85	HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.69	HA

NET DEVELOPABLE AREA (NDA)	13.15 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	3.617085		HA
Residential Land Area	9.53595		HA
Square meterage total		95359.50	m ²
Average Lot Sizes (m ²):			
Avg 450			212 dwellings

NOTES:

The areas indicated are approximate only, and are based on information available at the time. Land areas are also subject to detailed survey & confirmation with the planning authority

*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 2

CYGNET, TASMANIA

Date 26.05.2026

TOTAL LAND AREA	9.56 HA
Gross Land Area	9.56 HA

NON-RESIDENTIAL LANDUSES			
Hazard	0.11		HA
Total NRLU		0.11	HA
NET LAND AREA			9.45 HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.47	HA

NET DEVELOPABLE AREA (NDA)	8.98 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	2.469257		HA
Residential Land Area	6.509858		HA
Square meterage total		65098.58	m ²
Average Lot Sizes (m ²):			
Avg 450			145 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 03

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA	5.38 HA
Gross Land Area	5.38 HA

NON-RESIDENTIAL LANDUSES			
Natural Assets Code	0.00		HA
Crown Land	0.00		
Total NRLU		0.00	HA
NET LAND AREA			5.38 HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.27	HA

NET DEVELOPABLE AREA (NDA)	5.11 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	1.405525		HA
Residential Land Area	3.705475		HA
Square meterage total		37054.75	m ²
Average Lot Sizes (m ²):			
Avg 450			82 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 04

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA	3.79 HA
Gross Land Area	3.79 HA

NON-RESIDENTIAL LANDUSES			
Hazard	0.00		HA
Total NRLU	0.00		HA
NET LAND AREA			3.79 HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.19	HA

NET DEVELOPABLE AREA (NDA)	3.60 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	0.990138		HA
Residential Land Area	2.610363		HA
Square meterage total		26103.63	m ²
Average Lot Sizes (m ²):			
Avg 450			58 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 5a

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA	7.27 HA
Gross Land Area	7.27 HA

NON-RESIDENTIAL LANDUSES			
Hazard	0.56		HA
	0.00		HA
	0.00		HA
	0.00		HA
Total NRLU	0.56		HA
NET LAND AREA		6.71	HA

OPEN SPACE**			

NET DEVELOPABLE AREA (NDA)	6.71 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	1.844975		HA
Residential Land Area	4.864025		HA
Square meterage total	48640.25		m ²
Average Lot Sizes (m ²):			
Avg 600			81 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

Village zone with average lot sizes of 600sqm

SUMMARY LAND USE BUDGET

Parcel 5b

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA

Gross Land Area

NON-RESIDENTIAL LANDUSES

Local Business Zone

Environmental Management Zone

Natural Assets Code

Total NRLU

NET LAND AREA

OPEN SPACE**

NET DEVELOPABLE AREA (NDA)

Potential Dwelling Yield Calculations per lot size based on NDA

Local Road 27.5% (estimate only)

Residential Land Area

Square meterage total

Average Lot Sizes (m²):

Avg 600

0 dwellings

NOTES:

The areas indicated are approximate only, and are based on information available at the time. Land areas are also subject to detailed survey

*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

***Village zone with average lot sizes of 600sqm

SUMMARY LAND USE BUDGET

Parcel 6

CYGNET, TASMANIA

Date 26/02/2026

TOTAL LAND AREA	21.47 HA
Gross Land Area	21.47 HA

NON-RESIDENTIAL LANDUSES			
Hazard	3.63		HA
Crown Land	0.00		
Total NRLU	3.63		HA
NET LAND AREA		17.84	HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.89	HA

NET DEVELOPABLE AREA (NDA)	16.95 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	4.661223		HA
Residential Land Area	12.28868		HA
Square meterage total	122886.78		m ²
Average Lot Sizes (m ²):			
Avg 450			273 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 07

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA	1.68 HA
Gross Land Area	1.68 HA

NON-RESIDENTIAL LANDUSES			
Natural Assets Code	0.00		HA
Attenuation Area	0.07		
Total NRLU		0.07	HA
NET LAND AREA			1.61 HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.08	HA

NET DEVELOPABLE AREA (NDA)	1.53 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	0.420613		HA
Residential Land Area	1.108888		HA
Square meterage total		11088.88	m ²
Average Lot Sizes (m ²):			
Avg 450			25 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

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General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 08

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA	4.54 HA
Gross Land Area	4.54 HA

NON-RESIDENTIAL LANDUSES			
Total NRLU	0.00		HA
NET LAND AREA		4.54	HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.23	HA

NET DEVELOPABLE AREA (NDA)	4.31 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	1.186336		HA
Residential Land Area	3.127614		HA
Square meterage total	31276.14		m ²
Average Lot Sizes (m ²):			
Avg 450			70 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 09

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA	7.22 HA
Gross Land Area	7.22 HA

NON-RESIDENTIAL LANDUSES	
Total NRLU	0.00 HA
NET LAND AREA	7.22 HA

OPEN SPACE**	
Public Open Space (assume active and passive)**	5% 0.36 HA

NET DEVELOPABLE AREA (NDA)	6.86 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	1.88518		HA
Residential Land Area	4.97002		HA
Square meterage total	49700.20		m ²
Average Lot Sizes (m ²):			
Avg 450			110 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 10

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA	5.19 HA
Gross Land Area	5.19 HA

NON-RESIDENTIAL LANDUSES			
Natural Assets Code	0.00		HA
Total NRLU	0.00		HA
NET LAND AREA			5.19 HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.26	HA

NET DEVELOPABLE AREA (NDA)	4.93 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	1.355888		HA
Residential Land Area	3.574613		HA
Square meterage total		35746.13	m ²
Average Lot Sizes (m ²):			
Avg 450			79 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm

SUMMARY LAND USE BUDGET

Parcel 11

CYGNET, TASMANIA

Date 15.01.2026

TOTAL LAND AREA	0.54 HA
Gross Land Area	0.54 HA

NON-RESIDENTIAL LANDUSES			
Natural Assets Code	0.00		HA
Total NRLU	0.00		HA
NET LAND AREA			0.54 HA

OPEN SPACE**			
Public Open Space (assume active and passive)**	5%	0.03	HA

NET DEVELOPABLE AREA (NDA)	0.51 HA
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Potential Dwelling Yield Calculations per lot size based on NDA			
Local Road 27.5% (estimate only)	0.14003		HA
Residential Land Area	0.36917		HA
Square meterage total		3691.70	m ²
Average Lot Sizes (m ²):			
Avg 450			8 dwellings

NOTES:

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*Minimum Density calculation based on STRLUS targets for dwelling numbers

**noting 5% legislative requirement for open space, we have assumed that a monetary contribution rather than land contribution would be obtained to assist in upgrades/embellishments to the adjacent open space areas

General Residential zone with average lot sizes of 450sqm