

KEY RANCH NEIGHBOURHOOD STRUCTURE PLAN - APPROVED BY COUNCIL - APRIL 2022									
Residential Housing Mix	Average Lot Width (m)	Frontage (m)	Approximate Number of Units*	Units/Ha	Units/Ac	% of Units	ha	ac	% of Area
(SD) Single Dwelling	11.60	2760	238	22.7	9.2	20	10.50	25.95	18
(SDNL) Single Dwelling Narrow Lot	9.75	2834	291	28.5	11.5	24	10.20	25.20	18
(SDLL) Single Dwelling Laned Lot	8.50	769	90	45.9	18.6	8	1.97	4.87	3
(R2) Two Dwelling / Townhouse	6.70	2397	358	42.4	17.2	48	8.44	20.86	15
(MFMD) Multi-Family Medium Density			210	44.7	18.1		4.70	11.60	8
TOTAL		8760	1187			100	35.81	88.48	62

* These numbers are estimates based on average lot widths and percentage assumptions for land use typologies. The final lots, products and unit counts are subject to change and will be determined with future land use amendments and subdivision applications.

KEY RANCH PHASE 1 - APPROVED LAND USE AMENDMENT - APPROVED BY COUNCIL - AUGUST 2022									
Residential Housing Mix	Average Lot Width (m)		Number of Units*	Units/Ha	Units/Ac	% of Units	ha	ac	% of Area
(R1-U) Urban Standard Residential District	10.42		102	18.4	7.5	58	5.54	13.69	71
(R2) Low Density Residential District	7.90		30	24.0	9.7	17	1.25	3.09	16
(R3) Low Rise Residential District			43	43.9	17.8	25	0.98	2.42	13
TOTAL			175			100	7.77	19.20	100

* Number of units are based on Approved Subdivision Plan.

KEY RANCH PHASE 2/3 - PROPOSED LAND USE AMENDMENT - SUBMITTED MAY 2024									
Residential Housing Mix	Average Lot Width (m)		Number of Units*	Units/Ha	Units/Ac	% of Units	ha	ac	% of Area
(R1-L) Narrow Lot Laned Residential District	8.60		50	20.8	8.4	11	2.40	5.93	14
(R1-U) Urban Standard Residential District	10.40		110	19.8	8.0	24	5.55	13.71	31
(R2) Low Density Residential District	7.60		132	25.2	10.2	29	5.23	12.92	29
(R2-T) Townhouse Residential District	6.10		77	29.7	12.0	17	2.59	6.40	15
(R3) Low Rise Residential District			89	44.5	18.00	19	2.00	4.94	11
TOTAL			458			100	17.77	43.91	100

* Number of units based on a preliminary lotting being prepared by Urban Systems.

NSP - OVERALL DENSITY			
Net Developable Area		UPHA	UPA
ha	ac		
57.57	142.26	20.60	8.30

PHASE 1 - OVERALL DENSITY			
Net Developable Area		UPHA	UPA
ha	ac		
11.19	27.65	15.64	6.33

PHASE 2 - OVERALL DENSITY			
Net Developable Area		UPHA	UPA
ha	ac		
20.01	49.44	22.9	9.3