

Appendix 6: Property Impacts Assessment

The following table provides a per property assessment of impacts (with temporary or permanent land requirement) of the LRCI project. The following information for each property is provided:

- physical address;
- legal description;
- certificate of title;
- land area;
- designation permanent land requirement;
- designation temporary land requirement;
- map reference - refer to Appendix 20 – Volume 3 for maps;
- zoning – operative/proposed;
- activity (current) occurring on the property; and
- property impacts summary.



Property Address	Legal Description	Certificate of Title	Original Area (m²)	Permanent Land Required (m²)	Temporary Land Required (m²)	Map Reference (see Appendix 20)	Zoning Operative/ Proposed PAUP	Activity (Current)	Property Impacts Summary
Part lot 4	Part Lot 4 DP NA2070	NA2070/43 NA41D/298 NA41D/299	15,267	914	-	80507651-0301-C701	Designation/ Designation	Radio NZ Designation	Large area of permanent land requirement. Impacts are minimised as property is currently bare undeveloped land with communication infrastructure of sufficient distance away from designation. Loss of trees on street.
324 Lincoln Road	Lot 3 DP 130797	NA76C/675	1,013	626	387	80507651-0301-C702	Living/Light Industry	Residential	Permanent land requirement is significant. Property is to be fully acquired by AT.
322 Lincoln Road	Part Lot 3DP	NA35C/464	601	540	61		Living/Light Industry	Residential	Permanent land requirement is significant. Property is to be fully acquired by AT.
327 Lincoln Road	Lot 1 DP 327974	113657	2,108	90	67	80507651-0301-C703	Working (Lincoln)/ Light Industry	Business - Kennard's Hire	Loss of parking/storage space on SW corner of the site. Fencing and access driveways likely to be rearranged. Potential permanent loss of some parking spaces. Installation of a retaining wall along western boundary may be required. Temporary access impacts during construction
325 Lincoln Road	Lot 1 DP 129403	NA75D/703	2,983	76	160	80507651-0301-C704	Working (Lincoln)/ Light Industry	Business - Mobil petrol station	Permanent land requirement of up to 2.1m on western boundary of property. Removal of street frontage landscaping area. Temporary access impacts during construction, however the site has three points of access with one on Central Park Drive.
313 Lincoln Road	Part Allot 6PSH	113658	5,704	38	28	80507651-0301-C705	Working (Lincoln)/ Light Industry	Business - Fruit World	Permanent land requirement of up to 2.8m from road frontage will result in loss/removal of car access along building frontage, and road/footpath in close proximity to the building. Loss of landscaping at road frontage. Loss of area for signage on road frontage. Modifications to driveway access likely to be required. Temporary access impacts during construction, site does have other access point to the site from Central Park Drive.
311 Lincoln Road	Part Lot 1 DP	NA57B/1256	959	48	35	80507651-0301-C706	Working (Lincoln)/ Light Industry	Business - Fruit World	Property is parking space for 313 Lincoln Road. Permanent land requirement of up to 3.0m results in loss of landscaped/grassed area at road frontage. Loss of area for signage on road frontage. Modifications to driveway access required. Temporary access impacts during construction.

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307 Lincoln Road	Part Lot 3 DP	NA897/91	1,000	79	40	80507651-0301-C707	Working (Lincoln)/ Light Industry	Business - Retail Centre (multiple businesses)	Permanent land requirement of 4m may result in loss of car parking, along with areas of landscaping at road frontage. Bus stop location overlaps with access point to site, will require adjustment at detailed design stage. Building at southern end of site contains doors out to a concrete patio area, located between the building edge and road boundary. Rearrangement / removal of this patio area may be required. Temporary construction related impacts are likely both for parking and access to the site.
305 -297-309 Lincoln Road	Lot 1 DP 471769	641013	6,492	367	231				
293-295 Lincoln Road	Lot 3 DP 118077	NA67D/829	3,717	94	76				
291 Lincoln Road	DP 393817	Not available	394	3.5	3	80507651-0301-C708	Working (Lincoln)/ Light Industry	Business - Lincoln Manor	Permanent land requirement of up to 2.3m from road frontage of this property. Likely impacts of loss of up to 4 parking spaces. Modifications to access driveways required due to steeper gradient. Loss of road frontage landscaping and shrubs. Installation of a retaining wall along road boundary may be required. Temporary construction related access impacts likely.
287-289 Lincoln Road	Lot 2 DP 118077	NA67D/828	11786	3.5	3			Business – sites are rear lot with no frontage to Lincoln Road except for a driveway.	
283/285 Lincoln Road	Lot 1 DP 309356	NA89D/655	2,323	74	70	80507651-0301-C709	Working (Lincoln)/ Light Industry	Business - KinderCare	Permanent designation takes up to 2.3m from road frontage of property. Possible impacts of loss of parking spaces. Modifications to access driveways required. Loss of some road frontage landscaping, shrubs and trees. Temporary construction related impacts
281 Lincoln Road	Lot 1 DP 150663	NA89D/655	3,028	59	132		Working (Lincoln)/ Light Industry	Business - Caltex/Carls Jr, as well as other businesses	

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261 Lincoln Road	Lot 1 DP 323026	92304	2,000	49	76	80507651-0301-C710	Working (Lincoln)/ Light Industry	Business - West Auckland Nissan	Permanent land requirement of up to 2.3m. Removal of berm / trees on road frontage. Modifications to access driveways may be required. Installation of a retaining wall along Lincoln Rd/Paramount Drive corner boundary may be required. Temporary construction related access impacts.
255 Lincoln Road	Lot 16 DP 176430	NA108C/402	3,805	222	108		Working (Lincoln)/ Light Industry	Business - Retail Centre (multiple businesses)	Permanent land requirement of up to 2.3m along road frontage and 6m at bus stop location. Will require car parking space rearrangement to retain same amount of parks. Potential loss of lawn and trees on road frontage. Modifications to access driveways required. Installation of a retaining wall along may be required. Temporary construction related access impacts and possible short term (during construction) impact to car parking spaces.
255A Lincoln Road	Lot 14 DP 176430	NA108C/400	42,310	21	11	80507651-0301-C711	Working (Lincoln)/ Light Industry	Business - site is a rear lot with no frontage to Lincoln Road except for a driveway.	Permanent land requirement of up to 4.2m from the drive way. Temporary construction related access impacts.
253 Lincoln Road	Lot 1 DP 201510	NA129D/63	1,873	125	32		Working (Lincoln)/ Light Industry	Business - multiple businesses located on the site	Permanent land requirement of up to 4.2m along road frontage of property. Encroachment of road and pedestrian/cycle pathways to the building closest to boundary. Likely permanent loss of car parking spaces /loading area. Loss of some vegetation and trees. Modifications to driveway access may be required. Temporary construction related access impacts - only one access point to the site.
251/245 Lincoln Road	Lot 1 DP 106359	NA62C/1104	14,006	452	134	80507651-0301-C712	Working (Lincoln)/ Light Industry	Business - multiple businesses located on the site. Washworld and Spaceman on Lincoln Road frontage.	Permanent land requirement of between 4.2m and 11.6m from Lincoln Road frontage. Loss of parking from the frontage of the storage business. Impact to operations at Washworld for cars accessing wash stations on the site - removal of a wash bay may be required. Possible modifications to access driveways required. Installation of a retaining wall may be required. Temporary construction related access impacts.

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185-187 Universal Drive	Lot 1 DP 429717	516043	11,780	31	166	80507651-0301-C713	Working (Lincoln)/ Light Industry	Business Countdown	Permanent land requirement of up to approximately 4m from property frontage. Possible removal of some signage and landscaping shrubs and trees at road frontage. Possible temporary loss of use of car parking spaces during construction activities, as well as a permanent loss of one car park. Temporary construction related access impacts.
231 - 233 Lincoln Road	Lot 1 DP 429717	516043		35	49				
237 Lincoln Road	Section 12 SO 389800	514050	813	68	38				
235 Lincoln Road	Lot 2 DP 42247	NA96D/963	819	45	33				
225 - 229 Lincoln Road	Lot 1 DP 168946	NA103A/147	12,619	43	172	80507651-0301-C714	Working (Lincoln)/ Light Industry	Residential/Business - Florist and residential	Permanent land requirement of up to 2.6m from property road frontage. Loss of one access driveway due to bus stop, modifications to three other driveways required. Loss of a street tree outside property, and grass verge/landscaping. Temporary construction related access impacts.
223 Lincoln Road	Lot 1 DP 118406	NA68A/571	918	-	34		Working (Lincoln)/ Light Industry	Empty section.	No permanent land requirement. Loss of amenity planting on road verge. Temporary construction related impacts.
211 - 221 Lincoln Road	Lot 2 DP 311256	44421	75,510	485	238	80507651-0301-C715	Special Area/ Light Industry	Business/Residential - Laidlaw College	Permanent land requirement of approximately 4.5m from road frontage. Loss of a number of significant amenity trees and vegetation and low wall. Replacement driveways required. Road (T3 Lane) will be closer to residences (accommodation blocks), play equipment. Temporary construction related impacts.
207-209 Lincoln Road	Lot 1 DP 146207	NA86C/858	5,969	2	101	80507651-0301-C716	Working (Lincoln)/ Light Industry	Business - Te Wānanga o Aotearoa	Small permanent land requirement. Loss of berm. Temporary construction related access, landscape strip and parking impacts.
205 Lincoln Road	Lot 5 DP 146207		1,986	-	10	80507651-0301-C717	Working (Lincoln)/ Light Industry	Business - Three properties that are rear sites with no frontage to Lincoln Road except for a shared driveway.	No permanent land requirement. Temporary construction related access impacts.
203 Lincoln Road	Lot 4 DP 146207	NA86C/861	4,282	-	14				
201 Lincoln Road	Lot 2 DP 146207		3,598	-	13				

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199 Lincoln Road	Lot 3 DP 146207	NA86C/860	8,653	-	127		Working (Lincoln)/ Light Industry	Business - La Porchetta	No permanent land requirement. Loss of berm / landscaping. Temporary construction related access, front yard landscaping and parking impacts.
31 - 35 Te Pai Place	Part Lot 1 DP	NA40D/881	37,687	434	378	80507651-0301-C718	Open Space/ Public Open Space - Sport and Recreation	Open Space/Park	Permanent land requirement, up to 8m taken from road frontage. Loss of adjacent street trees (10) and trees in the park (potentially 3). Temporary construction related access (pedestrian footpath) impacts.
159 Lincoln Road	Part Lot 35 DP Section 1 SO 68410	NA49B/545	16,704	168	288	80507651-0301-C719	Working (Lincoln)/ General Business	Business - multiple businesses	Permanent land requirement required. Removal of amenity shrubs and trees at road frontage. Possible permanent loss of some car parking due to land requirement. Modifications to driveways may be required. Installation of a retaining wall may be required. Construction effects including possible temporary loss of car parking during construction activities
5 Pomaria Place	Lot 8 DP 45640	NA62A/749 NA89C/265	809	-	26	80507651-0301-C720	Living/ Terrace Housing and Apartment Buildings	Residential	No permanent land requirement. Modifications to access driveways may be required. Potential temporary construction impacts.
3 Pomaria Place	Lot 9 DP 45640	NA58B/216	819	-	33		Living/ Terrace Housing and Apartment Buildings	Business - Bird Barn and Pet Store	Small area of permanent land requirement at 158 Lincoln Road. Potential permanent loss of 1-2 on-site car parks. Loss of on street/property parking spaces outside 3 Pomaria Place. Modifications to driveways/vehicle crossings likely. Loss of trees/vegetation and fencing on road frontage, scheduled Cedar to be retained. Temporary construction related access impacts.
158 Lincoln Road	Lot 10 DP 45640	NA58B/216	1,624	25	153		Living/ Mixed Use		
168 Lincoln Road	Lot 1 DP 129270	NA75D/485	1,662	-	66	80507651-0301-C721	Living/ Mixed Use - Terrace Housing and Apartment Buildings (split)	Business - Rising Stars Henderson Early Childhood Centre	No permanent land requirement. Loss of street frontage trees and reduced berm. Potential temporary construction impacts on parking, front yard landscaping and access.
170 Lincoln Road	Lot 8 DP 41651	NA1120/209	1,012	-	36		Living/ Mixed Use - Terrace Housing and Apartment Buildings (split)	Residential (with business)	No permanent land requirement. Loss of street trees on road frontage, reduced berm. Temporary construction impacts to access, front yard landscaping. Rimu to be retained.

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172 Lincoln Road	Lot 7 DP 41651	NA1127/28	1,012	-	36	80507651-0301-C722	Living/ Mixed Use - Terrace Housing and Apartment Buildings (split)	Residential	No permanent land requirement. Loss of street trees, except for Rimu, reduced berm. Temporary construction impacts to access, front yard landscaping.
174 Lincoln Road	Lot 1 DP 178068	NA109D/285	450	-	32		Living/ Mixed Use	Residential (with business)	No permanent land requirement. Loss of street trees, reduced berm. Temporary construction impacts to access, front yard landscaping.
174A Lincoln Road	Lot 2 DP 178068	NA109D/286	561	-	4		Living/ Terrace Housing and Apartment Buildings	Residential - driveway only	No permanent land requirement. Temporary construction impacts to access.
176 Lincoln Road	Lot 4 DP 178068	NA109D/288	450	-	32		Living/ Mixed Use	Residential - Insurance company	No permanent land requirement. Loss of street trees, reduced berm. Temporary construction impacts to access, front yard landscaping.
176A Lincoln Road	Lot 3 DP 178068	NA109D/287	561	-	4		Living/ Terrace Housing and Apartment Buildings	Residential - driveway only	No permanent land requirement. Temporary construction impacts to access, front yard landscaping.
178 Lincoln Road	Lot 1 DP 178069	NA109D/289	591	-	81		Living/ Mixed Use	Residential (with business)	No permanent land requirement. Loss of street trees / reduced berms. Temporary construction impacts to access and front yard vegetation and fencing.
180 Lincoln Road	Lot 3 DP 41651/Allot 592 PSH OF	NA43B/154	1,264	45	66	80507651-0301-C723	Living/ Mixed Use - Terrace Housing and Apartment Buildings (split)	Residential (with business)	Permanent take of up to 2.7m from road frontage. Removal of street trees / berm outside property. Traffic lane T3/Bus lane closer to building. Installation of a retaining wall may be required. Temporary construction related impacts including access, parking, and fence and vegetation removal.
182 Lincoln Road	Lot 2 DP 41651	NA1801/60	1,012	54	18		Living/ Mixed Use - Terrace Housing and Apartment Buildings (split)	Residential (with business)	Permanent take of up to 3.3m from road frontage. Removal of street tree / berm outside property. Traffic lane (T3/Bus lane) closer to building. Potential permanent loss of one car parking space. Installation of a retaining wall may be required. Temporary construction related impacts including access, parking, fence and vegetation removal.

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184 Lincoln Road	Lot 1 DP 175949	NA108B/406	569	60	17	80507651-0301-C724	Living/ Mixed Use	Residential (with business)	Permanent take of up to 3.9m from road frontage. Loss of berm / street tree outside property. Traffic lane (T3/Bus lane) closer to building. Installation of a retaining wall may be required. Encroachment of road close to building front. Temporary construction related impacts including access, parking, fence and vegetation removal.
184A Lincoln Road	Lot 2 DP 175949	NA108B/407	443	6	5		Living/ Terrace Housing and Apartment Buildings	Residential (driveway)	Permanent land requirement of up to 3.9m required from driveway. Temporary construction impacts to access.
186-198 Lincoln Road	Lot 2 DP 323370	93897	27,677	260	181	80507651-0301-C725	Special Area/General Business	Business - Mitre 10	Permanent land requirement from corner of controlled intersection (up to 15.9m at road frontage), as well as a small area for bus stop. Loss of street trees and site landscaping at street entrance area to site. Potential temporary loss of 1-3 car parks during construction. Temporary impacts to freight entry/exit point.
200 Lincoln Road	Part Lot 5 DP	NA82B/984	2,435	80	110		Special Area/General Business	Business - Z	Permanent land requirement of up to 5.9m from corner road frontage. Will likely require redesign of 2 parking spaces. Loss of landscaped frontage area. Temporary access impacts during construction for both customers and refuelling trucks. Temporary impact on car parks.
202-224 Lincoln Road	Lot 1 DP 323370	93896	31,558	181	478	80507651-0301-C726	Special Area - Living (split)/ General Business	Business - Pak'n'Save	Permanent land requirement from corner of controlled intersection (up to 15.9m at road frontage). Loss of street trees and site landscaping, particularly around Lincoln North brick signage area. Potential temporary loss of car parking along road frontages of Lincoln Road and Universal Drive during construction. Construction access impacts likely, site also has access from Universal Drive.
192 - 198 Universal Drive	Part Lot DP 1	NA63D/893	8,444	-	218	80507651-0301-C727	Community/ Mixed Use	Business - Retail Centre (multiple businesses)	No permanent land requirement. Possible loss of street trees, and road frontage landscaping. Replacement access driveways required. Temporary loss of car parks and access (although site has two access points) during construction.

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226-250 Lincoln Road	Part Lot 2 DP	NA63D/894	8,350	118	321	80507651-0301-C728	Community/ Mixed Use	Businesses - KFC, Retail Centre (multiple businesses)	Permanent land requirement of up to 3.7m from road frontage. Possible permanent loss of (1-2) car parks along Lincoln Road frontage. Loss of street trees, landscaping and signage on road frontage. Replacement hedge around drive through may be required. Permanent loss of right turn out onto Universal Drive (will be left turn only). Temporary construction impacts to access and parking along Universal Drive frontage.
252 Lincoln Road	Lot 6 DP 44872	NA73A/420	885	24	30	80507651-0301-C729	Community/ Mixed Use	Business - Retail/Offices (multiple businesses)	Permanent land requirement of up to 1.6m from road frontage. Permanent loss of approximately 13 car parks along Lincoln Road frontage. Loss of street trees, landscaping and signage on road frontage. Replacement driveway access points required. Temporary construction impacts to access and parking.
254 Lincoln Road	Lot 5 DP 44872	NA73A/420	837	24	30				
256 Lincoln Road	Lot 4 DP 44872	NA73A/420	809	36	48				
258 Lincoln Road	Lot 3 DP 44453	NA1385/48	1,487	4	7			Driveway for empty back section	Up to 1.1m permanent land requirement from road frontage (vehicle access way). Temporary construction impacts to access.
260 Lincoln Road	Lot 2 DP 72225	NA28C/1143	2,258	1	45	80507651-0301-C730	Community/ Mixed Use	Business - multiple businesses	Small permanent land requirement. Loss of 11 on-street parking outside business. Temporary construction related access and parking impacts.
282 Lincoln Road	Lot 1 DP 72225	NA107D/590	2,027	3	95	80507651-0301-C731	Community/ Mixed Use	Business - Toyota	Permanent land requirement of up to 1.7 from road frontage (at 282). Loss of landscaping and fencing on road frontage. Loss of some display area in car yard adjacent to road frontage. Replacement access driveways required. Temporary access impacts during construction and may also impact on display area in car yard. Loss of on-street parking.
284 Lincoln Road	Lot 1 DP 36426	NA107D/589	1,012	34	41				
286 Lincoln Road	Lot 1 DP 43472	NA1309/9	1,169	31	52	80507651-0301-C732	Community/ Mixed Use	Business - ASB/Coffee Shop	Permanent land requirement of up to 1.0m. Loss of grass verge/landscape strip. Installation of a retaining wall may be required. Modification to access driveway likely required. Temporary construction related impacts are likely for access to the site.
288 Lincoln Road	Lot 2 DP 43472	NA1309/8	1,062	20	46				
290 Lincoln Road	Lot 3 DP 43472	NA1D/224	809	9	39				

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292 Lincoln Road	Lot 1 DP 464737	618446	407	-	74	80507651-0301-C733	Living/ Mixed Use	Residential	No permanent land requirement. Loss of street trees and landscaping on road frontage. Access is from Daytona Road (no effects anticipated). Possible construction related impacts. Loss of some street trees and site landscaping. Upgrades to existing retaining wall on Lincoln Road frontage will be required. Outdoor living area is adjacent to Lincoln road, loss of trees and encroachment of pedestrian/cycle path could have impacts to general amenity and enjoyment of those spaces.
294 Lincoln Road	Lot 4 DP 464737	618449	413	-	33		Living/ Mixed Use	Residential	No permanent land requirement . Loss of street trees and landscaping on road frontage. Access is from Daytona Road (no effects anticipated). Upgrades to existing retaining wall on Lincoln Road frontage will be required. Outdoor living area is close to Lincoln road, loss of trees and encroachment of pedestrian/cycle path could have impacts to general amenity and enjoyment of this spaces. Possible construction related impacts.
296 Lincoln Road	Lot 1 DP 180730	NA117C/283	350	-	27		Living/ Mixed Use	Residential	No permanent land requirement. Loss of street trees and landscaping on road frontage. Vehicle access will change from Lincoln Road to new service road (final design/layout to be determined). Upgrades to existing retaining wall on Lincoln Road frontage will be required. Traffic lane (T3) closer to house. Possible construction related impacts.
296A Lincoln Road	Lot 2 DP 180730	NA11C/284	386	-	10		Living/ Single House	Residential	Small temporary designation area required for driveway upgrade. Access will change from Lincoln Road to service road (final design/layout to be determined).
298 – 1/298 Lincoln Road	Lot 4 DP 43854 / Lot 4 DP 450863	NA5B/807	822	822	-	80507651-0301-C734	Living/ Mixed Use - Single House (split	Residential	AT to acquire. Two residences currently located on the site, will require removal for service lane. Removal of street trees on Lincoln Road frontage.

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300 Lincoln Road	Lot 4 DP 43472	NA1344/26	1,032	43	80		Living/ Mixed Use - Single House (split	Residential	Permanent land requirement is from rear of property for service lane. Loss of established trees/vegetation from rear of property. Vehicle access will change from Lincoln Road to new service road (final design/layout of driveway access to be determined). Loss of street trees / berm at Lincoln Road frontage. Traffic lane (T3) will closer to house. Installation of a retaining wall will be required at Lincoln Road frontage. Temporary construction effects with development occurring on three sides of the property.
302 Lincoln Road	Lot 5 DP 43854	NA24B/633	873	91	67		Living/ Mixed Use - Single House (split	Residential	Permanent land requirement is from rear of property for service lane, as well as a small area at Lincoln Road frontage for bus stop. Loss of established trees/vegetation from rear of property. Vehicle access will change from Lincoln Road to new service road (final design/layout of driveway access to be determined). Loss of berm / street trees at Lincoln Road frontage. Traffic lane (T3) will be closer to house. Installation of a retaining wall will be required at Lincoln Road frontage. Temporary construction effects with development occurring on two sides of the property.
304 Lincoln Road	Lot 4 DP 171956	NA105A/517	438	7	32	80507651-0301-C735	Living/ Mixed Use	Residential	Permanent land requirement is from Lincoln Road frontage. Vehicle access will change from Lincoln Road to new service road and parking will be reconfigured (final design/layout of driveway access and parking to be determined). Possible loss of trees at Lincoln Road frontage. Traffic lanes closer to house, loss of berm/street trees. Installation of a retaining wall will be required at Lincoln Road frontage. Temporary construction effects likely.

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304A Lincoln Road	Lot 3 DP 171956	NA105A/516	421	86	41		Living/ Single House	Residential	Permanent land requirement is from rear of property for service lane. Significant loss of rear back yard of this property with service lane close to house. Loss of established trees/vegetation from rear of property. Access will change from Lincoln Road to new service road and parking will be reconfigured (final design/layout of driveway access and parking to be determined). Temporary construction effects.
306 Lincoln Road	Lot 1 DP 171956	NA105A/514	517	118	93		Living/ Mixed Use	Residential	Permanent land requirement is from front and rear of property. Loss of buildings/garage at rear of site as well as back yard area. Access will change from Lincoln Road to new service road (final design/layout of driveway access to be determined). Loss of street trees / berm at Lincoln Road frontage. Traffic lanes will be closer to house. Installation of a retaining wall will be required at Lincoln Road frontage. Temporary construction effects with development occurring on three sides of the property.
306A Lincoln Road	Lot 2 DP 171956	NA105A/515	397	292	32		Living/ Mixed Use - Single House (split)	Residential	Permanent land requirement is significant, due to service lane layout. Property is to be fully acquired by AT.
308 Lincoln Road	Lot 40 DP 65919	NA22A/1342	637	638	-	80507651-0301-C736	Living/ Mixed Use	Residential	Permanent land requirement is significant, due to service lane layout. Property is to be fully acquired by AT.
310 Lincoln Road	Lot 41 DP 65919	NA22A/1342	607	607	-		Living/ Mixed Use	Residential	Permanent land requirement is significant, due to service lane layout. Property is to be fully acquired by AT.
312 Lincoln Road	Lot 42 DP 65919	NA22A/1344	607	607	-		Living/ Mixed Use	Residential (with business)	Permanent land requirement is significant, due to service lane layout. Property is to be fully acquired by AT.
35 Preston Avenue	Lot 30 DP 65919	NA22A/1332	647		109		Living/ Single House	Residential	Temporary land requirement on north and eastern side of section for construction of service lane and storm water pipe. Possible temporary construction related effects with removal of vegetation and fencing. Potential noise effects due to removal of houses in front, which would have acted as a sound barrier.

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314 Lincoln Road	Lot 43 DP 65919	NA22A/1345	607	65	80	80507651-0301-C737	Living/ Mixed Use	Residential	Permanent land requirement of up to 5m from Lincoln Road frontage. Vehicle access will change from Lincoln Road to new service road (final design/layout of driveway access to be determined). Loss of street trees at Lincoln Road frontage. Traffic lanes closer to house. Installation of a retaining wall will be required at Lincoln Road frontage. Temporary construction effects likely.
320 Lincoln Road	Part Lot 2 DP	NA46B/336	1,203	281	102		Living/ Mixed Use	Residential	Permanent land requirement of up to 10.4m from Lincoln Road/Triangle Road frontage. Access to Lincoln Road will be removed, with only access to site being from Triangle Road. Loss of street trees at Lincoln Road frontage. Traffic lanes closer to house. Installation of a retaining wall will be required at Lincoln Road frontage. Temporary construction effects to access and parking.
385 Triangle Road	Lot 1 DP 180197	NA111A/708	417	-	6		Living/ Single House	Residential	No permanent land requirement, only temporary land requirement. Potential construction effects to access.
46 Preston Avenue	Lot 29 DP 65919	NA22A/1331	827	-	56		Living/ Single House	Residential	Temporary designation required on north and eastern side of section for construction of service lane and stormwater pipe. Possible temporary construction related effects with removal of small shed, vegetation and fencing.
366 Triangle Road	Lot 1 DP 130797	NA76C/673	555	71	483	80507651-0301-C738	Living/ Light Industry	Residential	Site required for construction activities. AT currently acquiring this site. Creation of new open space area.
368 Triangle Road	Lot 2 DP 130797	NA83D/563 NA92A/236	735	68	666		Living/ Light Industry	Residential	Site required for construction activities. AT currently acquiring this site. Creation of new open space area.
370 Triangle Road	Lot 2 DP 74411	NA36B/226 NA36B/227	601	74	720	80507651-0301-C739	Living/ Light Industry	Residential	Site required for construction activities. AT currently acquiring this site. Creation of new open space area.

Property Address	Legal Description	Certificate of Title	Original Area (m²)	Permanent Land Required (m²)	Temporary Land Required (m²)	Map Reference (see Appendix 20)	Zoning Operative/ Proposed PAUP	Activity (Current)	Property Impacts Summary
33 Preston Avenue	Lot 31 DP 65919	NA22A/1333	835	-	44	80507651-0301-C740	Living/ Single House	Residential	No permanent land requirement, only temporary land requirement. Potential noise effects due to removal of houses in front, which would have acted as a sound barrier.
31 Preston Avenue	Lot 32 DP 65919	NA22A/1334	961	-	40		Living/ Single House	Residential	No permanent land requirement, only temporary land requirement. Potential noise effects due to removal of houses in front, which would have acted as a sound barrier.
Lot 8 Daytona Strand	Lot 50 DP 43854		6,280	474	171	80507651-0301-C741	Open Space/ Public Open Space - Informal Recreation	Park/Open Space	Significant permanent land requirement for service lane. Removal of park trees and general loss of open space area. Vehicle access to park is established.