

Interim Density Calculation for the Initial Development of 256 Lots and Park, Detention and Sales Office

Total Area	48.0ha
Less Balance Area (Lot 901)	13.544ha
Less balance Area (Pink)	0.2116ha
Less Area not to be developed	6.6201ha
Less Road widening on Ripley and Fisher Rd	0.2501ha
Less drainage / Temporary water detention treatment	4.5337ha
Less Park	3.348ha
Less Sales Office / Cafe	0.408ha
Less Internal Major Roads	1.713ha
Area	17.3715ha
Subtotal (1 dwelling/lot) lots	246
Plus Future development lots	2
Total no. of Lots (interim)	249
No. of dwellings on 12 future development lots (1.457ha @ 35dw/ha)	51
Total Dwellings	297
Interim Density	17.1dw/ha

Density Calculation for the Overall Development

Total Area	48.0ha
Less Balance Area (Lot 901)	13.544ha
Less balance Area (Pink)	0.2116ha
Less Road widening on Ripley and Fisher Rd	0.2501ha
Less drainage / Temporary water detention treatment	4.5337ha
Less Park	3.348ha
Less Sales Office / Cafe	0.408ha
Less Internal Major Road	1.8476ha
Area	23.857ha
Subtotal (1 dwelling/lot) lots	246
Future development lots	9
Total no. of Lots	255
No. of dwellings on 20 future development lots (7.586ha @ 35dw/ha)	266
Total Dwellings	512
Overall Density	21.5dw/ha

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

13 MAY 2013

MEDQ