

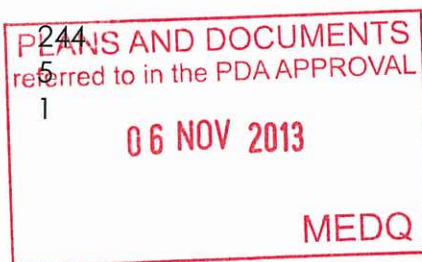
Interim Density Calculation for the Initial Development of 250 Lots, Park and Sales Office

Total Area	48.0ha
Less Balance Area (Lot 901)	13.743ha
Less Balance Area (Pink)	0.2116ha
Less Area not to be developed	5.8962ha
Less Road widening on Ripley and Fisher Road	0.2501ha
Less Park	7.821ha
Less Detention Basin	0.0601ha
Less Sales Office/Café	0.408ha
Less Internal Major Roads	1.713ha
<u>Area</u>	<u>17.897ha</u>

Subtotal (1 dwelling/lot) lots	244
Plus future development lots	5
Sales and Display lot	1
<u>Total number of lots</u>	<u>250</u>

No. of dwellings on 5 future development lots (2.19ha @ 35dw/ha)	76
<u>Total Dwellings</u>	<u>326</u>

Interim Density **18dw/ha**



Density Calculation for Overall Development

Total Area	48.0ha
Less Balance Area (Lot 901)	13.743ha
Less Balance Area (Pink)	0.2116ha
Less Road widening on Ripley and Fisher Road	0.2501ha
Less Park	7.821ha
Less Detention Basin	0.0601ha
Less Sales Office/Café	0.408ha
Less Internal Major Roads	1.838ha
<u>Area</u>	<u>23.6682ha</u>

Subtotal (1 dwelling/lot) lots	244
Plus future development lots	5
Sales and Display lot	1
<u>Total number of lots</u>	<u>250</u>

No. of dwellings on 8 future development lots (8.8052ha @ 35dw/ha)	308
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<u>Total Dwellings</u>	<u>558</u>
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Overall Density (@35dw/ha) **23dw/ha**

OR

No. of dwellings on 8 future development lots 264
(8.8052ha @ 30dw/ha)

Total Dwellings 514

Overall Density (@30dw/ha)

21dw/ha

The development permit only requires us to achieve 20/dwelling per hectare which can be achieved in both cases.

