

Inputs	Minimum Density per Precinct Zone (Du/Ha)	Anticipated Land Area Intensification Uptake
MDR	35	10%
HDR	50	
Commercial	45	

\*Note:

1. This table does not exclude 15% Stormwater Allowance
2. This table does not include additional areas gained from a reduced SH6 Setback
3. Traffic Engineering Density Requirements:

Density (Du/Ha)	Area (Ha)	Dwelling Units (Du)
40	54.2	2,168

Zone	Sub-Area	Minimum Density (Du/Ha)	Area (Ha)	Minimum Number of Dwelling Units
Medium Density	A1	35	4.4	152
Medium Density	A2	35	2.7	93
Medium Density	B1	35	2.3	79
Medium Density	B2	35	4.7	163
Commercial	B3	45	2.0	90
School	B4		3.5	
High Density	C1	50	2.1	106
High Density	C2	50	7.4	372
Commercial	D1	45	3.2	144
High Density	E1	50	7.8	389
School	E2		6.3	
High Density	F1	50	3.7	183
Medium Density	F2	35	1.7	59
Medium Density	G1	35	1.5	53
Low Density	K1 (AHFT)		3.2	
Medium Density	K2 (AHFT)	35	8.4	294
Medium Density	J1	35	0.8	28
Medium Density	Dobb	35	0.7	24
Neighbourhood	Doolytle	45	0.9	38

Total Gross Area\*

67.2

Incentivised Area (With Height)	Effective Additional Yield	Total Estimated Yield	Effective Density
0.4	15	167	38
0.3	9	102	38
0.2	8	86	38
0.5	16	179	38
0.2	9	99	49
0.2	11	116	55
0.7	37	409	55
0.3	14	158	49
0.8	39	427	55
0.4	18	201	55
0.2	6	64	37
0.2	5	58	38
0.8	29	323	38
0.1	3	30	38
0.1	2	26	37
0.1	4	41	48

Summary	Average Density (Du/Ha)	Gross Developable Area	Total Anticipated Number of Dwelling Units
	42	54.2	2,267

	Estimated Additional Dwellings with Incentive	Estimated Total Dwellings with Incentive	Effective Density (Du/Ha) with Incentive
	227	2,486	46