

APPENDIX F - AREA DENSITY AND YIELD COMPARISON

Plan Change 44 Area Analysis

Prepared by Darby Partners

27th May 2015

RCL PC44 Nov 2013

As shown on RCL Group S32 Report Feb 2013

RCL / DPL Mar 2015

RCL / DPL Structure Plan

Development Area	Approximate Activity Area Size	Max. number of residential units	Dwellings per hectare (Net)	Notes on form (30% reduction for OS / roads etc.)	Activity Area	Activity Area Size	Yield			Density Net		Indicative / Average Lot Size		
							Assumed Reduction for Open Space / Roading	Low	High	Low - du/Ha	High - du/Ha	Low	High	
DP-A	5.5 Ha	4	0.7		R(HD)-A	22.16 Ha	35 %	244	35 %	374	17.0	26.0	588 m2	385 m2
DP-B	5.5 Ha	85	15.5	450m2	R(HD)-B	21.61 Ha	35 %	238	35 %	365	17.0	26.0	588 m2	385 m2
DP-C	17 Ha	255	15	466m2	R(HD)-C	14.46 Ha	30 %	151	30 %	222	15.0	22.0	667 m2	455 m2
DP-D	18 Ha	325	18	387m2	R(HD)-D	28.4 Ha	35 %	313	35 %	479	17.0	26.0	588 m2	385 m2
DP-E	25 Ha	450	18	389m2	R(HD)-E (RCL land)	22.96 Ha	35 %	373	35 %	671	25.0	45.0	400 m2	222 m2
DP-F	30 Ha	540	18	389m2	R(HD)-E (DPL Land)	4.15 Ha	35 %	67	35 %	121	25.0	45.0	400 m2	222 m2
DP-G	23 Ha	800	35	201m2	R(HD) - F	9.03 Ha	20 %	14	30 %	63	2.0	10.0	5,000 m2	1,000 m2
DP-H	1 Ha	1	1		R(HD) - G	4.65 Ha	20 %	7	30 %	32	2.0	10.0	5,000 m2	1,000 m2
DP-I	3 Ha	7	2.3		R(HD-SH) - 1	6.47 Ha	30 %	54	30 %	99	12.0	22.0	833 m2	455 m2
DP-J	9 Ha	100	11	630m2	R(HD-SH) - 2	6.33 Ha	20 %	10	30 %	44	2.0	10.0	5,000 m2	1,000 m2
DP-K	4 Ha	4	1		FP - 1	69.46 Ha		34		34			2 Ha	2 Ha
					FP - 2	243.49 Ha		6		6			40 Ha	40 Ha
Agriculture, Conservation and Recreation	Balance of zone				EIC	13.23 Ha								
Total Area (aprox.)	520 Ha	2571			Total Area	561.00 Ha		1511		2510				
	Note: areas listed above include existing paper roads, indicative open space and roading					Note: areas listed above include existing paper roads, indicative open space and roading								

and DPL land within area R(HD)-E is assumed part of the activity area - a line is drawn down the middle of the paper road to form the border between the