

# TPLM Yield Calculation Methodology

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Sub-Area	Land Use	Measured Area (m2)
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Land North of SH6		
A1	Resi - Med	4.36
A2	Resi - Med	2.67
B1	Resi - Med	2.28
B2	Resi - Med	4.66
*B3	Hub - Commercial	2.02
B4	Schools	3.42
C1	Resi - High	2.12
C2	Resi - High	7.44
D1	Hub - Commercial	3.21
E1	Resi - High	7.79
E2	Schools	6.33
F1	Resi - High	3.67
F2	Resi - Med	1.71
G1	Resi - Med	1.52
*Glenpanel resi (B3)	Resi - High	0.62

TOTAL Gross Developable Land 53.22  
 TOTAL Gross Developable Land less public schools 43.46

Loss of yield from residential zoned land unlikely to be developed (only counted in Scenario A)		
A1	Catholic school	-2.40
E1	Storage overlay	-0.55

Land South of SH6		
H1	Resi - Low	3.0
H2	Resi - Low	8.3
I1	Resi - Low	2.4
J1	PDP High (TPLM MDRP)	1.0
QCC - setback reductor	PDP - Low	3.1

## Densities: HDRP = 50-72H/ha & MDRP = 40-48H/ha

Method = Gross Developable Area (excluding 15% land for stormwater)

Gross Developable Area (Ha) - excludes stormwater allowance (15%)	Minimum Density (u/Ha)	Maximum Density (u/Ha)	Minimum number of units	Maximum number of units
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85.00%

3.7	40	48	148	178
2.3	40	48	91	109
1.9	40	48	78	93
4.0	40	48	159	190
1.7			0	0
2.9	40	48	0	0
1.8	50	72	90	130
6.3	50	72	316	455
2.7			0	376
6.6	50	72	331	477
5.4	50	72	0	0
3.1	50	72	156	225
1.5	40	48	58	70
1.3	40	48	52	62
0.5	40	50	21	26
45.2				
36.9				
-2.0	40	48	-82	-98
-0.5	50	72	-24	-34
		Excl. Commercial	1500	2015

3.0			38	38
8.3			108	108
2.4			30	30
1.0	40	48	38	46
2.0			50	67
			264	288

Note, assumes LDR TPLM yield is not affected by stormwater and roading

# TPLM Yield Scenarios and Timing

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	(Scenario AA)		(Scenario A)		(Scenario B)		(Scenario C)	
	Excl residential in Commercial Precinct		Excl residential in Commercial Precinct & if Catholic school land and Storage Overlay area are not developed as residential		(AA) + Including residential above commercial on ground floor and first floor		(B) + public school land as residential <i>Note this scenario does not achieve the TPLM objectives</i>	
SUB-TOTALS:	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
<i>Commercial Precinct apartments</i>	1764	2303	1659	2172	1764	2679	2149	3207
LDRP	226	243				376		
MDRP	623	748	542	650			116	140
HDRP	914	1313	891	1279			269	388
<b>TIMING OF INITIAL FEASIBILITY</b>								
<b>Commercial Precinct</b>								
High density component	n/a	n/a	n/a	n/a	n/a	Medium - long term	n/a	Medium - long term
<b>LDRP</b>								
Low density component	Short term	Short term	Short term	Short term			Short term	Short term
<b>MDRP</b>								
Medium density component	Short - medium term	Short - medium term	Short - medium term	Short - medium term			Short - medium term	Short - medium term
<b>HDRP</b>								
Medium density component	Short - medium term	Short - medium term	Short - medium term	Short - medium term			Short - medium term	Short - medium term
High density component	Long term	Long term	Long term	Long term			Long term	Long term
<b>TIMING OF DEVELOPMENT (estimated)</b>								
<b>Commercial Precinct</b>								
High density component	n/a	n/a	n/a	n/a	n/a	Medium - long term	n/a	Medium - long term
<b>LDRP</b>								
Low density component	Short - medium term	Short - medium term	Short - medium term	Short - medium term			Short - medium term	Short - medium term
<b>MDRP</b>								
Medium density component	Short - long term	Short - long term	Short - long term	Short - long term			Short - long term	Short - long term
<b>HDRP</b>								
Medium density component	Short - long term	Short - long term	Short - long term	Short - long term			Short - long term	Short - long term
High density component	Long term	Long term	Long term	Long term			Long term	Long term

**ADDITIONS AND SUBTRACTIONS MADE SINCE NOTIFIED VERSION:**

- 1) Southern setback to SH6 reduced from 75m down to 25m.
- 2) Increased height at Glenpanel
- 3) Increase size of the Commercial Precinct.
- 4) Realignment of Eastern Collector Road B and inclusion of landscape buffers against the rural boundary.
- 5) Storage Overlay area to HDRP (Some residential loss shown in yield Scenario A only)
- 6) Doolittle land up zoned to PDP HDR
- 7) Koko Ridge land up zoned to LDRP.