

Table 1: Ratio of Developed/Built Space to Unbuilt/Open Space, Lifestyle, Rural Conservation, Wastewater and Water Allotments

Lot No	Lot Size m ²	Allowance for Developed/Built Area	Unbuilt m ²
1	10150	-2500	7650
2	5000	-2500	2500
3	5100	-2500	2600
4	5000	-2500	2500
5	5000	-2500	2500
6	15000	-2500	12500
7	21100	-2500	18600
8	5300	-2500	2800
9	9800	-2500	7300
10	5800	-2500	3300
11	5500	-2500	3000
12	10400	-2500	7900
13	11200	-2500	8700
20	5000	-2500	2500
29	5000	-2500	2500
30	5000	-2500	2500
31	5000	-2500	2500
32	6000	-2500	3500
33	5400	-2500	2900
59	8300	-2500	5800
60	7500	-2500	5000
61	9400	-2500	6900
62	10600	-2500	8100
75	6800	-2500	4300
76	5000	-2500	3500
77	5400	-2500	2900
78	5000	-2500	2500
79	7000	-2500	4500
80	6900	-2500	4400
81	7000	-2500	4500
82	12200	-2500	9700
83	15500	-2500	12000
84	12200	-2500	9700
85	13300	-2500	10800
86	7300	-2500	4800
112	5150	-2500	2650
137	5900	-2500	3400
138	6900	-2500	4400
139	27300	Wastewater Reserve Field	27300
140	114000	-2500	111500
141	56800	-2500	54300
142	3000	Reserve	3000
144	59800	Wastewater Field	59800
Section 34	27813	Wastewater Field	27813
145	3200	-2500	700
146	500m ²	300 (water tank)	200
Subtotals	595513	102800	492713

Table 2: Ratio of Developed/Built Space to Unbuilt/Open Space, Residential & Subdivision Roads

Cluster / Road	Cluster & Road Area m²	Developed / Built, including roading, driveways, hardstand* m²	Unbuilt m²
Road A	16042	11229**	4813**
Cluster with Road B	12463	8724	3739
Cluster with Road C	20837	14586	6257
Cluster with Road D	10608	7426	3182
Cluster with Road E / F	24627	17239	7388
Cluster with Road G	21060	14742	6318
Sub Totals	105637	73946	31691

* Assumed a 70% coverage of buildings, roading, driveways, hardstand per residential cluster.

** Road A – includes approximate hardstand surface of 70% allowing approximately 30% road area in berms, planted swales and landscaping.

Combining the subtotals of Table 1 and Table 2, to calculate an overall total development site Ratio of the following:

Total Developed / Built are = 176746

Total Undeveloped / Open Space = 524404

Using the calculated site area based on concept plans, the area is **701150m²**. This area is less than the surveyed areas of each parcel of land making up the development site which is 708141m² (70.8141ha), the difference is one is a surveyed area, the calculated area is just concept plan based where the line work from drafting accounts for the difference.

The percentage of Developed, to Unbuilt/Open Space calculates at **25.2%** Developed and **74.8%** unbuilt open space based on calculated area of land. If the actual land area is used of 708141 the percentage is 74% unbuilt/open space.

The calculations are considered conservative, particularly for the lifestyle allotments, where there is a 2500m² allowance for built/developed area which would include the dwelling, accessory buildings, driveways and outdoor living areas. A check of a number of properties within the developed Boomerang Farm subdivision around Westmere Drive confirmed that the developed portion of these properties generally ranged from 1000m² - 1500m².