

Masterplan Area	City Centre / Waterfront Character Area	City Centre / Waterfront Parcel Calculations								City Centre / Waterfront Density Assumptions					5 Year Groups					Individual Years																	
		Parcel Area	Percentage Residential	Residential Area Gross	Residential Area Net (90%)	Low Density Dwellings (35dph) Area	Low Density Dwellings (35dph)	Medium Density Dwellings (50 dph) Area	High Density Dwellings (140 dph) Area	High Density Dwellings (140 dph)	0 to 5	6 to 10	11 to 15	16 to 20	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	Total		
<b>Stadium Quarter</b>																																					
A1 (6-10 Year, Year 6 start, 20pa max)	Stadium Quarter	0.31	100	0.31	0.28	0	0	0.17	8	0.11	16	0	24	0	0	0	0	0	20	4															24		
A2 (6-10 Year, Year 6 start, 35pa max)	Stadium Quarter	0.71	100	0.71	0.64	0	0	0.38	19	0.26	36	0	55	0	0	0	0	0	35	20														55			
A3 (6-10 Year, Year 10 start, 20pa max)	Stadium Quarter	0.51	100	0.51	0.46	0.23	8	0.23	11	0	0	19	0	0	0	0	0	0					19											19			
A4 (6-10 Year, Year 10 start, 20pa max)	Stadium Quarter	0.45	100	0.45	0.41	0.2	7	0.2	10	0	0	17	0	0	0	0	0	0				17											17				
A5 (6-10 Year, Year 9 start, 20pa max)	Stadium Quarter	0.72	100	0.72	0.65	0.32	11	0.32	16	0	0	27	0	0	0	0	0	0				27											27				
A6 (6-10 Year, Year 6 start, 20pa max)	Stadium Quarter	0.8	100	0.8	0.72	0.29	10	0.29	14	0.14	20	0	44	0	0	0	0	0	20	20	4	20	7										44				
A7 (6-10 Year, Year 6 start, 35pa max)	Stadium Quarter	1.17	100	1.17	1.05	0	0	0.42	21	0.63	88	0	109	0	0	0	0	0	35	35	35	4										109					
A20 (6-10 Year, Year 6 start, 55pa max to fit set amount of 200 units)	Stadium Quarter	1.93	82	1.59	1.43	0	0	0	0	1.43	200	0	200	0	0	0	0	0	55	55	55	35										200					
A21/22 (0-5 Year, Year 3 start, 2YL, 35pa max to fit timescale)	Stadium Quarter	1.02	100	1.02	0.92	0	0	0	0	0.92	129	129	0	0	0	0	0	0															129				
A24 (0-5 Year, 2YL, 35pa max)	Stadium Quarter	1.13	50	0.57	0.51	0	0	0	0	0.51	71	71	0	0	0	0	0	0	70	59													71				
A25 (0-5 Year, 2YL, 20pa max)	Stadium Quarter	0.31	50	0.16	0.14	0	0	0	0	0.14	20	20	0	0	0	0	0	0	20														20				
A26 (0-5 Year, 2YL, 20pa max)	Stadium Quarter	0.28	50	0.14	0.13	0	0	0	0	0.13	18	18	0	0	0	0	0	0	18														18				
A27 (6-10 Year, Year 6 start, 20pa max)	Stadium Quarter	0.19	50	0.1	0.09	0	0	0	0	0.09	12	12	0	0	0	0	0	0	12														12				
A28 (6-10 Year, Year 6 start, 20pa max exception)	Stadium Quarter	1.69	10	0.17	0.15	0	0	0	0	0.15	21	21	0	0	0	0	0	0	12	21													21				
A30 (6-10 Year, Year 6 start, 35pa max)	Stadium Quarter	0.61	75	0.46	0.41	0	0	0	0	0.41	58	58	0	0	0	0	0	0	35	23													58				
A31 (11-15 Year, Year 11 start, 20pa max)	Stadium Quarter	0.41	100	0.41	0.37	0	0	0.37	18	0	0	0	18	0	0	0	0	0				18											18				
A32 (11-15 Year, Year 11 start, 20pa max)	Stadium Quarter	0.34	100	0.34	0.31	0	0	0.31	15	0	0	0	15	0	0	0	0	0				15											15				
<b>Total</b>												<b>238</b>	<b>586</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>94</b>	<b>1</b>	<b>233</b>	<b>157</b>	<b>94</b>	<b>59</b>	<b>43</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>857</b>			
<b>Bridge Street Quarter</b>																																					
B2 (0-5 Year, 2YL, 35pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	1.65	30	0.5	0.45	0	0	0	0	0.45	62	62	0	0	0	0	0	0	35	27													62				
B5 (0-5 Year, 2YL, 35pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.84	50	0.42	0.38	0	0	0	0	0.38	53	53	0	0	0	0	0	0	35	18													53				
B7 (6-10 Year, Year 6 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.61	50	0.31	0.27	0	0	0	0	0.27	38	38	0	0	0	0	0	0				20	18										38				
B8 (6-10 Year, Year 6 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.39	50	0.2	0.18	0	0	0	0	0.18	25	25	0	0	0	0	0	0				20	5										25				
<b>Total</b>												<b>115</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>45</b>	<b>0</b>	<b>40</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>178</b>			
<b>Wharf Street Quarter</b>																																					
L1 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.57	25	0.14	0.13	0	0	0	0	0.13	18	18	0	0	0	0	0	0															18				
<b>Total</b>												<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>			
<b>Cockledge Quarter</b>																																					
C1 (6-10 Year, Year 6 start, 35pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.81	80	0.65	0.58	0	0	0	0	0.58	82	82	0	82	0	0	0	0				35	35	12									82				
C2 (6-10 Year, Year 6 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.43	80	0.34	0.31	0	0	0	0	0.31	43	43	0	43	0	0	0	0				20	20	3									43				
C4 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.27	50	0.14	0.12	0	0	0	0	0.12	17	17	0	0	17	0	0	0								17							17				
C5 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.24	50	0.12	0.11	0	0	0	0	0.11	15	15	0	0	15	0	0	0								15							15				
C6 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.31	50	0.16	0.14	0	0	0	0	0.14	20	20	0	0	20	0	0	0								20							20				
C7 (6-10 Year, Year 6 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.25	80	0.2	0.18	0	0	0	0	0.18	25	25	0	0	25	0	0	0								25							25				
C8 (6-10 Year, Year 6 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.43	80	0.34	0.31	0	0	0	0	0.31	43	43	0	43	0	0	0	0				20	20	3									43				
C9 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.6	50	0.3	0.27	0	0	0	0	0.27	38	38	0	0	38	0	0	0								20	18						38				
C10 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.45	50	0.23	0.2	0	0	0	0	0.2	28	28	0	0	28	0	0	0								20	8						28				
C11 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.31	50	0.16	0.14	0	0	0	0	0.14	20	20	0	0	20	0	0	0								20							20				
C12 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.29	50	0.15	0.13	0	0	0	0	0.13	18	18	0	0	18	0	0	0								18							18				
C13 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.08	50	0.04	0.04	0	0	0	0	0.04	5	5	0	0	5	0	0	0								5							5				
C14 (11-15 Year, Year 11 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.17	50	0.09	0.08	0	0	0	0	0.08	11	11	0	0	11	0	0	0								11							11				
<b>Total</b>												<b>0</b>	<b>193</b>	<b>172</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95</b>	<b>80</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>146</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>365</b>			
<b>St Marys Quarter</b>																																					
D1 (0-5 Year, 2YL, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.41	80	0.33	0.3	0	0	0	0	0.3	41	41	0	0	0	0	0	0															41				
D2 (6-10 Year, Year 6 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.48	80	0.38	0.35	0	0	0	0	0.35	48	48	0	48	0	0	0	0						8									48				
D3 (6-10 Year, Year 6 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.75	20	0.15	0.14	0	0	0	0	0.14	19	19	0	19	0	0	0	0				19											19				
D4 (6-10 Year, Year 6 start, 20pa max)	BSQ / WSQ / Cockledge / SMQ / SEQ / Thorncroft	0.34	75	0.26	0.23	0																															

119 (6-10 Year, Year 9 start, 20pa max)	Southern Gateway	1.26	100	1.26	1.13	1.13	40	0	0	0	0	0	40	0	0	0	0	0	0	0	20	20	90	83	27	0	0	90	88	47	0	0	40						
<b>Total</b>													<b>262</b>	<b>214</b>	<b>200</b>	<b>225</b>	<b>0</b>	<b>0</b>	<b>140</b>	<b>107</b>	<b>15</b>	<b>35</b>	<b>35</b>	<b>31</b>	<b>60</b>	<b>53</b>	<b>90</b>	<b>83</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>88</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>901</b>		
<b>Arpley Road</b>																																							
J1 (0-5 Year, 2YL, 35pa max)	Arpley Road / Bank Quay / WWDA NE	1.1	90	0.99	0.89	0	0	0	0	0.89	125	125	0	0	0					35	55	35														125			
J2 (6-10 Year, Year 6 start, 20pa max)	Arpley Road / Bank Quay / WWDA NE	0.42	90	0.38	0.34	0	0	0	0	0.34	48	0	48	0	0							20	20	8													48		
J3 (6-10 Year, Year 6 start, 35pa max)	Arpley Road / Bank Quay / WWDA NE	0.81	100	0.81	0.73	0	0	0	0	0.73	102	0	102	0	0							35	35	32													102		
J4 (16-20 Year, Year 16 start, 35pa max)	Arpley Road / Bank Quay / WWDA NE	0.55	100	0.55	0.5	0	0	0	0	0.5	69	0	0	0	0												35	34									69		
J5 (16-20 Year, Year 16 start, 35pa max)	Arpley Road / Bank Quay / WWDA NE	0.48	90	0.43	0.39	0	0	0	0	0.43	54	0	0	0	54											35	19										54		
<b>Total</b>													<b>125</b>	<b>150</b>	<b>0</b>	<b>123</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>55</b>	<b>35</b>	<b>55</b>	<b>55</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>398</b>		
<b>Waterfront</b>																																							
K1 (11-15 Year, Year 11 start, 55pa max)	WWDA North	2.81	75	2.11	1.9	0	0	0	0	1.9	266	0	0	266	0																						266		
K2a (11-15 Year, Year 11 start, 55pa max) (67.24% of 4.33Ha)	WWDA North	2.9	75	2.18	1.96	0	0	0	0	1.96	275	0	0	275	0													55	55	55	55	46						275	
K2b (16-20 Year, Year 16 start, 55pa max) (32.76% of 4.33Ha)	WWDA North	1.43	75	1.07	0.96	0	0	0	0	0.96	134	0	0	0	134												55	55	55	55	55							134	
K3 (0-5 Year, 2YL, 55pa max exception)	WWDA North	1.14	100	1.14	1.03	0	0	0	0	1.03	144	144	0	0	0							55	55	34													144		
K4 (16-20 Year, Year 16 start, 55pa max)	WWDA West	5.6	100	5.6	5.04	2.52	107	2.52	107	0	0	0	0	0	214																						214		
K5a (0-5 Year start, 2YL, 55pa max) (31.37% of 13.75Ha)	WWDA West	4.31	100	4.31	3.88	1.94	83	1.94	82	0	0	165	0	0	0							55	55	55													165		
K5b (6-10 Year start, 2YL, 55pa max) (52.28% of 13.75Ha)	WWDA West	7.19	100	7.19	6.47	3.23	138	3.23	137	0	0	0	0	275	0											55	55	55	55	55								275	
K5c (11-15 Year start, 2YL, 55pa max) (16.35% of 13.75Ha)	WWDA West	2.25	100	2.25	2.03	1.01	43	1.01	43	0	0	0	0	86	0												55	31									86		
K6a (11-15 Year, Year 11 start, 55pa max) (98.21% of 6.23Ha)	WWDA East	6.12	100	6.12	5.51	0	0	5.51	275	0	0	0	0	275	0											55	55	55	55	55								275	
K6b (16-20 Year, Year 11 start, 55pa max) (1.79% of 6.23Ha)	WWDA East	0.11	100	0.11	0.1	0	0	0.1	5	0	0	0	0	5																				5			5		
K7a (11-15 Year, Year 11 start, no pa max to fit timescale) (49.93% of 17.29Ha)	WWDA East	8.63	100	8.63	7.77	1.56	73	6.21	292	0	0	0	0	365	0												73	73	73	73	73							365	
K7b (16-20 Year, Year 11 start, no pa max to fit timescale) (50.07% of 17.29Ha)	WWDA East	8.66	100	8.66	7.79	1.56	73	6.23	293	0	0	0	0	366																								366	
K8 (6-10 Year, Year 6 start, 55pa max)	WWDA South	6.12	100	6.12	5.51	0	0	5.51	275	0	0	0	0	275	0												55	55	55	55	55								275
K9a (0-5 Year, 2YL, 55pa max) (47.28% of 9.13Ha)	Centre Park South	4.32	100	4.32	3.89	1.95	83	1.94	82	0	0	165	0	0	0																							165	
K9b (6-10 Year, 2YL, 55pa max) (52.72% of 9.13Ha)	Centre Park South	4.81	100	4.81	4.33	2.17	92	2.16	92	0	0	0	184	0	0																							184	
K10 (0-5 Year, 2YL, 55pa max)	Centre Park South	4.38	100	4.38	3.94	2.37	83	1.58	79	0	0	162	0	0	0							55	55	52													162		
K18 (0-5 Year, 2YL, 20pa max)	WWDA Forrest Way	0.7	95	0.67	0.6	0	0	0.6	30	0	0	30	0	0	0							20	10														30		
K19 (0-5 Year, 2YL, 20pa max)	WWDA Forrest Way	0.59	100	0.59	0.53	0	0	0.53	27	0	0	27	0	0	0							20	7														27		
K20 (0-5 Year, 2YL, 20pa max)	WWDA Forrest Way	0.78	100	0.78	0.7	0	0	0.7	35	0	0	35	0	0	0							20	15														35		
K23 (11-15 Year, Year 11 start, 35pa max)	Arpley Road / Bank Quay / WWDA NE	1.71	75	1.28	1.15	0	0	1.15	58	0	0	0	0	58	0												35	23									58		
K25 (11-15 Year, Year 11 start, 35pa max)	Arpley Road / Bank Quay / WWDA NE	0.37	75	0.28	0.25	0	0	0	0	0.25	35	0	0	35	0													35										35	
K26 (11-15 Year, Year 11 start, 55pa max)	Arpley Road / Bank Quay / WWDA NE	1.64	75	1.23	1.11	0	0	0	0	1.11	155	0	0	155	0												55	55	45									155	
K27 (6-10 Year, Year 6 start, 35pa max)	Arpley Road / Bank Quay / WWDA NE	0.92	75	0.69	0.62	0	0	0	0	0.62	87	0	87	0	0																							87	
K28 (6-10 Year, Year 6 start, 35pa max)	Arpley Road / Bank Quay / WWDA NE	0.58	75	0.44	0.39	0	0	0	0	0.39	55	0	55	0	0																							55	
K29 (6-10 Year, Year 6 start, 20pa max)	Arpley Road / Bank Quay / WWDA NE	0.43	75	0.32	0.29	0	0	0	0	0.29	41	0	41	0	0												35	35	17									41	
K30 (6-10 Year, Year 6 start, 20pa max)	Arpley Road / Bank Quay / WWDA NE	0.36	75	0.27	0.24	0	0	0	0	0.24	34	0	34	0	0												20	20	1									34	
K31 (6-10 Year, Year 6 start, 35pa max)	Arpley Road / Bank Quay / WWDA NE	0.88	75	0.66	0.59	0	0	0	0	0.59	83	0	83	0	0													35	35	13								83	
K32 (6-10 Year, Year 6 start, 20pa max)	Arpley Road / Bank Quay / WWDA NE	0.38	75	0.29	0.26	0	0	0	0	0.26	36	0	36	0	0													20	16									36	
<b>Total</b>													<b>728</b>	<b>795</b>	<b>1790</b>	<b>719</b>	<b>0</b>	<b>0</b>	<b>280</b>	<b>252</b>	<b>196</b>	<b>275</b>	<b>250</b>	<b>141</b>	<b>74</b>	<b>55</b>	<b>473</b>	<b>402</b>	<b>338</b>	<b>293</b>	<b>284</b>	<b>188</b>	<b>183</b>	<b>152</b>	<b>122</b>	<b>74</b>	<b>4032</b>		

Parcels K2 / K5 / K6 / K7 and K9 have been split by same proportion as dwelling units per 5 year period. This is because these parcels are projected to take more than one 5 year period to complete.

Example - Parcel K2 totals 409 units (275 units in 11 to 15 Period (67.24% of total) / 134 units in 16 to 20 Period (32.76% of total) - This percentage is then applied to the parcel area calculations as well.