

1. POPULATION CALCULATIONS

Descriptor	Assumptions	Calculations	Population increase	Total population (approved pop of 6,031 + increase)
Additional 168 dwellings (includes 86 private dwellings) 7.2% density increase	Urbis: <ul style="list-style-type: none"> 2.6 persons per private dwelling¹ 3.2 persons per public dwelling² 99% overall occupancy rate 70% private dwellings 30% public dwellings 	<ol style="list-style-type: none"> 70% of 168 dwellings = 118 private dwellings 30% of 168 dwellings = 50 public dwellings 118 private dwellings at 2.6 persons per dwelling = 307 persons 50 public dwellings at 3.2 persons per dwelling = 161 persons 307 persons (private) + 161 persons (public) = 468 persons 468 persons at 99% overall occupancy = 463 persons 	463 persons	6,031 + 463 = 6,494 persons (approved pop + pop increase from 168 dwellings at Urbis rates)
	Council: <ul style="list-style-type: none"> 3.17 persons per all dwelling³ 99% overall occupancy rate 70% private dwellings 30% public dwellings 	<ol style="list-style-type: none"> 168 dwellings at 3.17 persons per public and private dwellings = 533 persons 533 persons at 99% overall occupancy = 528 persons 	528 persons	6,031 + 528 = 6,559 persons (approved pop + pop increase from 168 dwellings at Council rates)

¹ Average taken from Draft FCC Contributions Plan, p11

² Actual rates from Stages 1 and 2

³ Council specified

Additional 82 dwellings (not including 86 private dwellings) 3.5% density increase	Urbis: <ul style="list-style-type: none"> 2.6 persons per private dwelling⁴ 3.2 persons per public dwelling⁵ 99% overall occupancy rate 70% private dwellings 30% public dwellings 	<ol style="list-style-type: none"> 70% of 82 dwellings = 57 private dwellings 30% of 82 dwellings = 25 public dwellings 57 private dwellings at 2.6 persons per dwelling = 148 persons 25 public dwellings at 3.2 persons per public dwelling = 80 persons 148 persons (private) + 80 persons (public) = 228 persons 228 persons at 99% overall occupancy = 226 person 	226 persons	$6,031 + 226 = 6,257$ (approved pop + pop increase from 82 dwellings at Urbis rates)
	Council: <ul style="list-style-type: none"> 3.17 persons per all dwellings⁶ 99% overall occupancy rate 70% private dwellings 30% public dwellings 	<ol style="list-style-type: none"> 82 dwellings at 3.17 persons per public and private dwellings = 260 persons 260 persons at 99% overall occupancy = 257 persons 	257 persons	$6,031 + 257 = 6,288$ (approved pop + pop increase from 82 dwellings at Council's rates)

⁴ Average taken from Draft FCC Contributions Plan, p11

⁵ Actual rates from Stages 1 and 2

⁶ Council specified

2. OPEN SPACE REQUIREMENTS

	Currently approved provision	Proposed provision	Total open space required with additional 168 dwellings (at 2.78 m ² per additional person) ⁷	Total open space required with additional 82 dwellings (at 2.78 m ² per additional person) ⁸
Urbis assumptions (2.6 for private, 3.2 for public)	12 hectares	12.13 hectares	463 persons x 2.78m ² open space per person = 1,287m ² Total: 12.13 hectares	226 persons x 2.78m ² open space per person = 628m ² Total: 12.06 hectares
Council assumptions (3.17 for private and public)	-	-	528 persons x 2.78m ² open space per person = 1,468m ² Total: 12.15 hectares (short 200m ²)	257 persons x 2.78m ² open space per person = 714m ² Total: 12.07 hectares

⁷ Draft FFC Contributions Plan. Refer page 79.

⁸ Draft FFC Contributions Plan. Refer page 79.

3. DESCRIPTION OF RATES

Descriptor	Rate or benchmark	Source and notes
Actual occupancy rates	2.2 persons per private dwelling 3.2 persons per public dwelling	<ul style="list-style-type: none"> For private dwellings: The actual occupancy rates for Stages 1, 2 and 3. For public dwellings: Current occupancy figures for Stages 1 and 2 across dwelling types and configurations. These averages were calculated in Urbis' November 2011 'Overview of population increase and preliminary assessment of additional demand for open space and community facilities'.
Average occupancy rates	2.6 persons per private dwelling 3.2 persons per public dwelling	<ul style="list-style-type: none"> For private dwellings: The average taken from the occupancy rates for different sized dwellings listed in Councils draft contributions plan. The occupancy rates they list are from the 2006 census. Refer page 11 of the draft contributions plan. For public dwellings: Current occupancy figures for Stages 1 and 2 across dwelling types and configurations. These are the rates that Urbis have used in calculations, including in the SIA.
Open space rates	2.78 m ² per additional person	<ul style="list-style-type: none"> This is the rate at which Council seeks to levy contributions for open space under the draft contributions plan. Refer page 79.