

## Section 10 - Potential for Growth

The drawing and following tables are guides only. Specific development plots, developable areas, site uses and site assembly are not presently defined and should be addressed as opportunities arise. The plot capacities are based on broad assumptions the information available to date, and will be subject to change as the vision finds fulfilment. No reliance should be placed on this information for commercial purposes.

### Approximate Development Plot Areas

1.	4500 m <sup>2</sup>
2.	3450 m <sup>2</sup>
3.	no plot 3
4.	10,900 m <sup>2</sup>
5.	3,200 m <sup>2</sup>
6.	4,100 m <sup>2</sup>
7.	16,300 m <sup>2</sup>
8.	3900 m <sup>2</sup>
9.	5000 m <sup>2</sup> (+2150 m <sup>2</sup> )
10.	2,950 m <sup>2</sup>
11.	3,000 m <sup>2</sup>
12.	360 m <sup>2</sup>
13.	1,100 m <sup>2</sup>
14.	1,200 m <sup>2</sup>
15.	no plot 15
16.	no plot 16
17.	1,900 m <sup>2</sup>
18.	625 m <sup>2</sup>
19.	1,400 m <sup>2</sup>
20.	3150 m <sup>2</sup>
21.	2400 m <sup>2</sup>
22.	5400 m <sup>2</sup>



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Approximate Plot Capacity

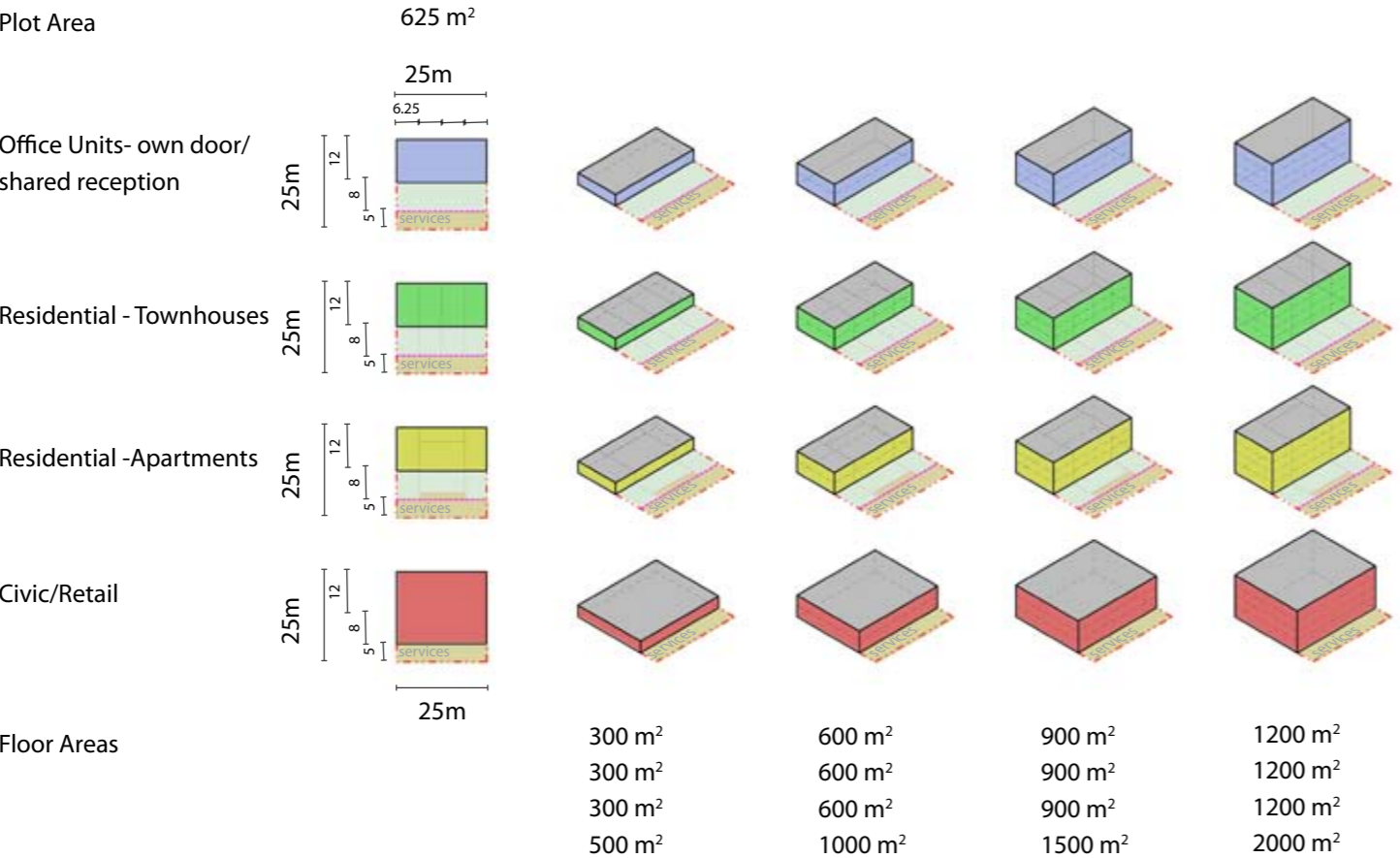
Plot 1	0.45ha			
	Residential - 2/3 storey		23 row houses	
		or	46 colonies	
		or	mix of the above	
		=	51-102 units per ha	
		=	7,650 - 11,500 m <sup>2</sup> per ha	
Plot 2	0.35 ha			
	Residential - 2/3 storey		11 row houses	
		or	22 colonies	
		or	mix of the above	
		=	31 -63 units per ha	
		=	10,000 m <sup>2</sup> per ha	
Plot 4	1.09 ha			
	Retail 2 storey +		3,700 m <sup>2</sup>	
	Office 3 storey +		4,050 m <sup>2</sup>	
	Car park 4 decks incl. roof		13,440 m <sup>2</sup> (375 spaces	
min.)				
	(potential for wrap around	=	21,190 m <sup>2</sup>	
	development)	=	19,440 m <sup>2</sup> per ha	
Plot 5	0.32 ha			
	Retail/Office ground floor +		825 m <sup>2</sup> +	
	Residential flats or duplex above +		1,650 m <sup>2</sup> +	
	Residential row houses or flats		675 m <sup>2</sup>	
		=	3,150 m <sup>2</sup>	
Plot 6	0.41 ha			
	Retail 3 storey +		1,450 m <sup>2</sup> +	
	Office 3 storey +		1,350 m <sup>2</sup> +	
	Office 2 storey +		2,000 m <sup>2</sup> +	
	Residential 2 storey townhouses		300 m <sup>2</sup>	
		=	5,100 m <sup>2</sup>	
		=	12,500 m <sup>2</sup> per ha	

Plot 7	1.63 ha			
	Retail/Office ground floor +		675 m <sup>2</sup> +	
	Residential flats or duplex above +		1,350 m <sup>2</sup> +	
	Residential 3 storey townhouses or flats +		4,050 m <sup>2</sup> +	
	Residential 2 storey townhouses		8,700 m <sup>2</sup>	
		=	14,775 m <sup>2</sup>	
		=	9,000 m <sup>2</sup> per ha	
Plot 8	0.39 ha			
	Residential - 2 storey townhouses		2,250 m <sup>2</sup>	
		=	5,750 m <sup>2</sup> per ha	
Plot 9	0.5 ha - Prime mixed use Urban Block			
	Retail ground floor +		2,750 m <sup>2</sup> +	
	2 floors office or retail above		5,500 m <sup>2</sup>	
		=	8,250 m <sup>2</sup>	
		=	16,500 m <sup>2</sup> per ha	
Plot 10	0.18 ha			
	Retail/Arts ground floor +		1,800 m <sup>2</sup> +	
	2 floors retail/arts/office		3,600 m <sup>2</sup>	
		=	5,400m <sup>2</sup>	
		=	30,000 m <sup>2</sup> per ha	
Plot 11	0.23 ha			
	Arts/Civic ground floor +		1,650 m <sup>2</sup> +	
	2 floors Arts/Civic/Office		3,300 m <sup>2</sup>	
		=	4,950 m <sup>2</sup>	
		=	21,500 m <sup>2</sup> per ha	
Plot 12	0.04 ha			
	3 storey commercial/residential/offices		870 m <sup>2</sup>	
		=	21,750 m <sup>2</sup> per ha	
Plot 13	0.11 ha			
	1 storey extension to retail store		1,100 m <sup>2</sup>	

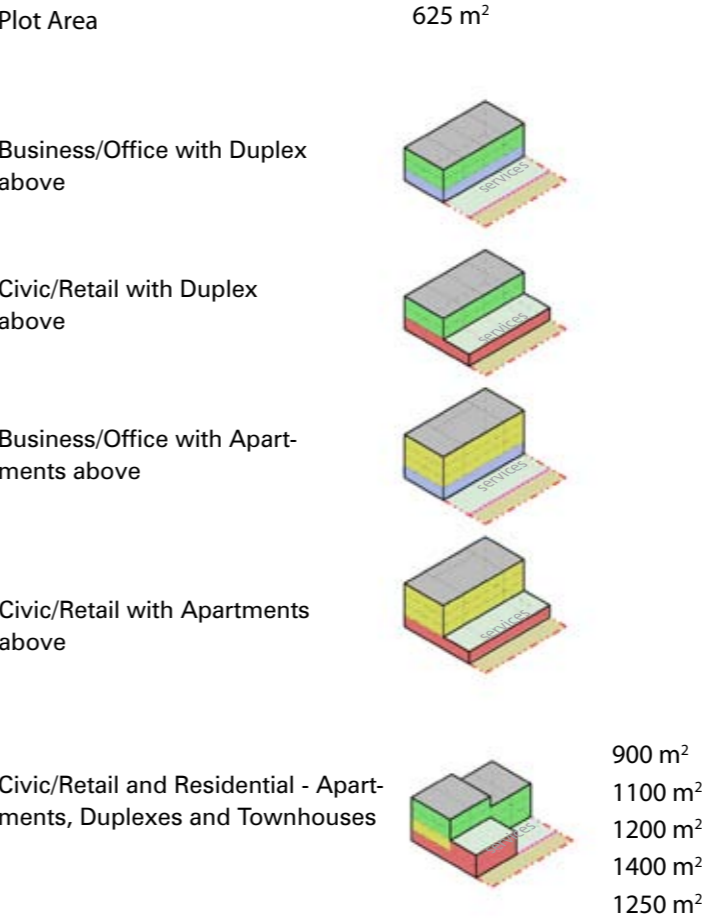
Plot 14	0.12 ha			
	retail / leisure ground floor +		890 m <sup>2</sup> +	
	2 storey office / retail / leisure above		1,420 m <sup>2</sup>	
		=	2,310 m <sup>2</sup>	
Plot 17	0.19 ha			
	arts cinema + bar restaurant		1,930 m <sup>2</sup>	
	or retail / leisure ground floor +		1,930 m <sup>2</sup> +	
	2 storey retail / leisure above		3,860 m <sup>2</sup>	
		=	1,930 m <sup>2</sup> - 5790 m <sup>2</sup>	
Plot 18	0.06 ha			
	retail / leisure ground floor +		440 m <sup>2</sup> +	
	2 storey office / retail / leisure above		880 m <sup>2</sup>	
		=	1,320 m <sup>2</sup>	
Plot 19	0.14 ha			
	retail / leisure ground floor +		1,220 m <sup>2</sup> +	
	2 storey office / retail / leisure above		2,440 m <sup>2</sup>	
		=	3,660 m <sup>2</sup>	
Plot 20	0.32 ha			
	Major Retail opportunity +		3,100 - 5,900 m <sup>2</sup> +	
	8 small retail stores +		900 m <sup>2</sup> +	
	office/residential		1,500 m <sup>2</sup>	
		=	5,500 - 8,300 m <sup>2</sup>	
Plot 21	0.24 ha			
	retail / office / parking over 3 storeys		7,200 m <sup>2</sup>	
Plot 22	0.54 ha			
	Retail ground floor + hotel + residential			
	over 3 storeys at high street and			
	2 storeys behind		6,000m <sup>2</sup>	

The following unit sizes have been used to establish approximate plot capacities together with recognised development densities.

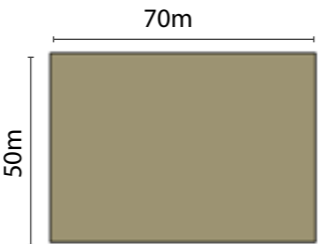
Single Use



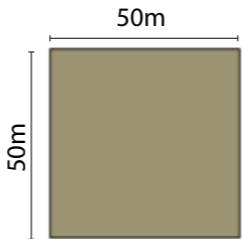
Mixed Use



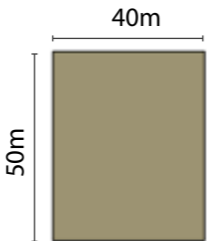
Multi-storey Car Park - 375 spaces over 3  
decks  
26.5 m<sup>2</sup> per car  
total area approx. 10,000 m<sup>2</sup>  
125 cars per deck  
3,350 m<sup>2</sup> per deck  
each deck approximately 70m by 50m



Multi-storey Car Park - 375 spaces over 4  
decks  
26.5 m<sup>2</sup> per car  
total area approx. 10,000 m<sup>2</sup>  
94 cars per deck  
2,500 m<sup>2</sup> per deck  
each deck approximately 50m by 50m  
also shown over 2000 m<sup>2</sup> of retail/civic space



Multi-storey Car Park - 375 spaces over 5  
decks  
26.5 m<sup>2</sup> per car  
total area approx 10,000 m<sup>2</sup>  
75 cars per deck  
2,000 m<sup>2</sup> per deck  
each deck approximately 40m by 50m  
also shown over 1,600 m<sup>2</sup> of retail/civic space



Retail Store  
5,575 m<sup>2</sup> store  
approx 80m by 70m  
5,575 m<sup>2</sup> parking  
approx 80m by 70m

