

## Density Bonusing Rate – Validation

Scenario	Total Value	Achievable FAR in m2 *	\$/m2
A – Direct Comparison Approach - 5.0 FAR	\$ 3.1 million	5,570.84 m2	\$ 556 / m2
B – Direct Comparison Approach - 9.0 FAR	\$ 3.9 million	10,027.51 m2	\$ 389 / m2

\* Theoretical maximum based on parcel area

