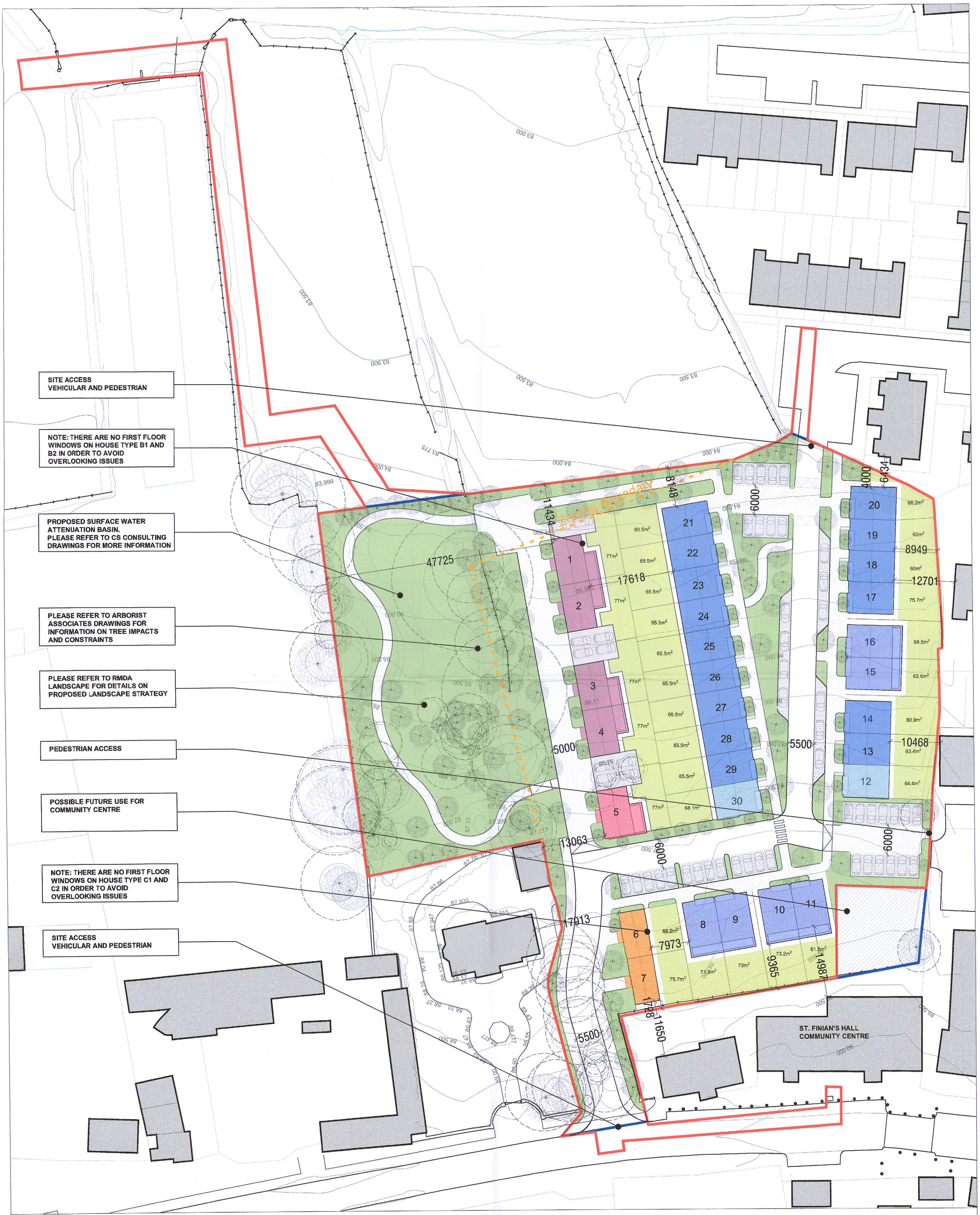

SITE INFORMATION

Gross Site Area	1.35 ha	Open Space Requirement	0.2 ha (15%)
		Open Space within Gross Site Area	0.45 ha (33%)
Lands Zoned Rural Amenity (RU)	0.31 ha	Open Space within Net Site Area	0.12 ha (13%)
Net Site Area	0.93 ha		
		Private Car Spaces	48
		Visitor Car Spaces	7
Total Units	30	Total Car Spaces	55
Density	32.3 uph		
Plot Ratio	0.39		
Site Coverage	12.7%		

UNIT BREAKDOWN

TYPOLOGY		
Houses	30	100%
Mid-Terrace	11	36.6%
End of Terrace	6	20%
Semi-Detached	12	40%
Detached	1	3.4%

UNIT MIX		
2-Bed Units	2	7 %
3-Bed Units	28	93 %

House Type A1
3 Bed 6 Person
112.4m²
Terraced
15 no. Units

House Type A2
3 Bed 6 Person
113.2m²
End of Terrace
2 no. Units

House Type A3
3 Bed 6 Person
125.4m²
Semi-Detached
6 no. Units

House Type B1
3 Bed 5 Person
116.8m²
Detached/ Semi-Detached
4 no. Units

House Type B2
3 Bed 5 Person
116.8m²
Detached
1 no. Units

House Type C
2 Bed 3 Person
86.9m²
Semi-Detached
2 no. Units

Private Open Space
Public Open Space
Shared Surface/Footpath
Paving to Car Spaces
Application Boundary
Lands in Ownership of Applicant

IMPORTANT	ORIENTATION	CLIENT	PROJECT TITLE	DRAWING TITLE	SCALE	1:500 on A2	PROJECT STAGE	Planning
Do not scale this drawing, only stated dimensions to be used. Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use indicated by 'Project Stage'. This drawing is protected by copyright and is the property of JFOC Architects. Any disclosure, copying, reproduction or distribution of this information without written authorisation is prohibited and will be deemed a breach of copyright.	north	Deane & Deane Ltd.	Residential Development Main Street, Newcastle	Site Layout Proposed Roof Plan	DRAWN	SA	DRAWING NUMBER	REV.
					CHECKED	MOD	19.134.PD1003	
					DATE	June 2022		

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