



SITE ACCESS
VEHICULAR AND PEDESTRIAN

NOTE: THERE ARE NO FIRST FLOOR
WINDOWS ON HOUSE TYPE B1 AND
B2 IN ORDER TO AVOID
OVERLOOKING ISSUES

PROPOSED SURFACE WATER
ATTENUATION BASIN.
PLEASE REFER TO CS CONSULTING
DRAWINGS FOR MORE INFORMATION

PLEASE REFER TO ARBORIST
ASSOCIATES DRAWINGS FOR
INFORMATION ON TREE IMPACTS
AND CONSTRAINTS

PLEASE REFER TO RMDA
LANDSCAPE FOR DETAILS ON
PROPOSED LANDSCAPE STRATEGY

PEDESTRIAN ACCESS

POSSIBLE FUTURE USE FOR
COMMUNITY CENTRE

NOTE: THERE ARE NO FIRST FLOOR
WINDOWS ON HOUSE TYPE C1 AND
C2 IN ORDER TO AVOID
OVERLOOKING ISSUES

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SITE INFORMATION

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

UNIT BREAKDOWN

TYPOLOGY		UNIT MIX	
Houses	30 100%	2-Bed Units	2 7%
Mid-Terrace	11 36.6%	3-Bed Units	28 93%
End of Terrace	6 20%		
Semi-Detached	12 40%		
Detached	1 3.4%		

	House Type A1 3 Bed 6 Person 112.4m ² Terraced 15 no. Units		House Type A2 3 Bed 6 Person 113.2m ² End of Terrace 2 no. Units		House Type A3 3 Bed 6 Person 125.4m ² Semi-Detached 6 no. Units		House Type B1 3 Bed 5 Person 116.8m ² Detached/ Semi-Detached 4 no. Units		House Type B2 3 Bed 5 Person 116.8m ² Detached 1 no. Units		Private Open Space
	House Type C 2 Bed 3 Person 86.9m ² Semi-Detached 2 no. Units										Public Open Space
											Shared Surface/Footpath
											Paving to Car Spaces
											Application Boundary
											Lands in Ownership of Applicant