



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			
TYPOLGY			
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 112.4m ² Terraced 15 no. Units	House Type A3 3 Bed 6 Person 125.4m ² Semi-Detached 6 no. Units	House Type B2 3 Bed 5 Person 116.8m ² Detached 1 no. Units	Private Open Space
House Type A2 3 Bed 6 Person 113.2m ² End of Terrace 2 no. Units	House Type B1 3 Bed 5 Person 116.8m ² Detached/ Semi-Detached 4 no. Units	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