



Note:  
Existing open SW earth drain to be removed & formalized into new underground SW culvert.

NOTES	
Total area of site	29 334m <sup>2</sup> (2.9Ha)
Number of units	256 units
Areas of units	
Ground floor	4 202m <sup>2</sup>
First floor	4 167m <sup>2</sup>
Second floor	4 167m <sup>2</sup>
Refuse room	41m <sup>2</sup>
Walkways & stairs	2 832m <sup>2</sup>
Permitted	Provided
Coverage	60%
Floor fact.	1
Max. height allowed - base level to top of roof	15m
Parking	
@ 1.25 bay / 1 bed unit	39 bays required
@ 2 bays / 2 bed unit	450 bays required
Parking bays provided	490 bays
Private open space	11 600m <sup>2</sup> - 40%
Road & parking area	12 550m <sup>2</sup>

- 31 One bedroom units (35m<sup>2</sup>)
- 225 Two bedroom units (49m<sup>2</sup>)
- Tree to be kept
- Tree to be moved or try to keep
- Tree to be removed or dead

# SITE DEVELOPMENT PLAN 1:1000

Erf 222/15

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