

Planning Stats of Proposed Development:

Proposed Development		
Dwelling Type	No. of Units	% Mix
Apartments	62	12%
Duplexes	142	27%
Urban Duplex	64	12%
Houses	255	49%
Total No. Units	523	100%
Unit Mix (Apartments)	No. of Units	% Mix
1 Bed (2 persons)	24	38.71%
2 Bed (3 person)	6	9.68%
2 Bed (4 Person)	25	40%
3 Bed (5 person)	7	11.29%
Total No. Apartments	62	100%
Unit Mix (Duplexes)	No. of Units	% Mix
1 bed (2 person)	0	0%
2 Bed (3 person)	0	0%
2 Bed (4 Person)	71	50%
3 Bed (5 person)	71	50%
Total Duplexes	142	100%
Unit Mix (Urban Duplexes - "E types")	No. of Units	% Mix
1 bed (2 person)	27	42.19%
2 Bed (3 person)	5	7.81%
3 Bed (5 person)	32	50%
Total Duplexes	64	100%
Unit Mix (Houses)	No. of Units	% Mix
2 bed (4 person)	61	23.92%
3 Bed (5 person)	159	62.35%
3 Bed (6 person)	1	0.39%
4 bed (7 person)	23	9.02%
4 bed (8 person)	11	4.31%
Total Houses	255	100%
Unit Mix (Total)	No. of Units	% Mix
1 bed	51	10
2 bed	168	32
3 bed	270	52
4 bed	34	6
Total Units	523	100

Proposed Development		
Development Stats		
Site Area (Gross)	20.4Ha	
Site Area (Net)	12.46Ha	
Net Density	42	
Building Height	2, 2-3, 3, 3-4 storeys	
Gross Floor Area (sq.m)	52,489.1 sq.m.	
Plot Ratio	Gross = 0.25	Net = 0.42
Site Coverage	11.50%	
Aspect - Single (Apartments / Duplexes)	3 No.	1%
Aspect - Dual (Apartments / Duplexes)	265 No.	99%
Amenity Space		
Public Open Space	7.3 Ha. (73,754.8 sq.m)	
POS as % of Site	c.36%	
Ha. Per 1,000 population	3.4Ha required	
Communal Open Space	5,505sq.m	
Community Infrastructure		
Creche (sq.m)	c.457 sq.m.	
Parking		
	No. of Spaces	Ratio / Unit
Car Parking (Residential)	673	1.29/unit
Car Parking (Non-Residential i.e. creche)	7	1 per classroom
Car Parking (Visitor / Set Down)	66	0.01
Total Car Parking	746	1.33/unit
Bicycle Parking (Resi Long Stay)	1,024	1.96/unit
Bicycle Parking (Non-Resi Long Stay i.e. creche)	14	2 per classroom
Bicycle Parking (Resi Short Stay)	225	0.43/unit
Bicycle Parking (Non-Resi Short Stay i.e. creche)	5	0.7 per classroom
Total Bicycle Parking	1,268	2.42/unit