

Gross Sites Area (total):	8050.30 sqm	0.8050 Hectares	1.9893 Acres
Site A Area (Dev. Net)	2553.40 sqm	0.2553 Hectares	0.6310 Acres
Site B Area (Dev. Net)	4417.30 sqm	0.4417 Hectares	1.0915 Acres
Minus Undevelopable:	1079.60 sqm	0.1080 Hectares	0.2668 Acres
Developable site Area:	6970.70 sqm	0.6971 Hectares	1.7225 Acres

Public Open Space Assumed from ' Sustainable Residential Development & Compact Settlements' Obj 5.1

Requirement:	697.07	sqm (min)	10 to 15	%
Proposed:	918.00	sqm	13.42	%

Density (Developable)		Units per		Units per
Overall:	54.51	Hectare	22.06	Acre
SITE A	69.87	Hectare	28.27	Acre
SITE B	48.33	Hectare	19.56	Acre
Plot Ratio:	Developable area		0.44	

SITE B - 0.4552 Ha (1.125 acre)							
Proposed Housing Description	No of Units	Floor area sqm	Floor area sq/ft	Total Floor area sqm	Total Floor area sq/ft	% of Total units	
House Type '3B' - 3 bedroom - Mid Terrace - 2 storey	4	106.40	1145.28	425.60	4581.12	10.53	Affordable
House Type '3A & C' - 3 bedroom - End of Terrace - 2 storey	2	106.40	1145.28	212.80	2290.56	5.26	Affordable
House Type '2A' - 2 bedroom - End of Terrace - 2 storey	2	81.60	878.33	163.20	1756.67	5.26	Social
House Type '2B' - 3 bedroom - Mid Terrace - 2 storey	4	81.60	878.33	326.40	3513.34	10.53	Social
Duplex Apt Type '1A' - 1 bedroom (2P) - GF Own Door Apt	1	49.80	536.04	49.80	536.04	2.63	Social
Duplex Apt Type '1C' - 1 bedroom - GF Own Door Apt	1	50.20	540.35	50.20	540.35	2.63	Social
Duplex Apt Type '1B' - 1 bedroom - GF Own Door Apt	3	49.90	537.12	149.70	1611.36	7.89	Social
Duplex Type '2D' - 2 bedroom - Duplex own door- 2 storey	1	78.50	844.97	78.50	844.97	2.63	Social
Duplex Type '2E' - 2 bedroom - Duplex own door- 2 storey	1	85.70	922.47	85.70	922.47	2.63	Social
Duplex Type '2F' - 2 bedroom - Duplex own door- 2 storey	3	78.50	844.97	235.50	2534.90	7.89	Social
Total Housing Units for Site B	22			1777.40	19131.76	57.9%	

SITE A - 0.229 Ha (0.566 acre)							
Proposed Housing Description	No of Units	Floor area sqm	Floor area sq/ft	Total Floor area sq/ft	Total Floor area sq/ft	% of Total units	
APT Type 'A' - 2 bedroom (4P)- Ground floor	4	85.20	917.08	340.80	3668.34	10.53	Affordable
APT Type 'B' - 2 bedroom(3P) - 1st & 2nd floor	8	76.10	819.13	608.80	6553.06	21.05	Affordable
APT Type 'C' - 2 bedroom (3P) - 1st & 2nd floor	3	76.10	819.13	228.30	2457.40	7.89	Affordable
APT Type 'D' - 2 bedroom(3P) - 1st & 2nd floor Town Hse	1	83.60	899.86	83.60	899.86	2.63	Affordable
Total Housing Units for Site A	16			1261.50	13578.66	42.1%	

Total Housing Units	38.00		3038.90	32710.42	100.0%
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Housing Types	no.	%
1 bedroom	5.00	13.16
2 bedroom	23.00	60.53
3 bedroom	10.00	26.32
4 bedroom	0.00	0.00
Total	38	100.00

Housing Mix	no.	%
Apartment	20.00	52.63
Duplex & T.hse	6.00	15.79
Terrace	12.00	31.58
Semi - D	0.00	0.00
Total	38	100.00

16 no. Social

22 No. Afford.