

PHASE 4 - PROPOSED

House Type	Description	Mix %	No. of units	Unit GFA (m ²)	Total GFA (m ²)
House Type 1	2 Bed/4 Person/ 2 Storey	24.3	50	87.9	4395
House Type 2	3 Bed/ 5 Person/ 2 Storey	55.8	115	110.9	12753.5
House Type 3	3 Bed/ 5 Person/ 2 Storey	5.3	11	108.7	1195.7
House Type 4	4 Bed/ 7 Person/ 2 Storey	3.4	7	135	945
House Type 5	4 Bed/ 7 Person/ 2 Storey	1.9	4	132	528
House Type 6	3 Bed/ 5 Person/ 2 Storey	9.2	19	109.1	2072.9
			206		21890.1

Houses	Description	Mix %	No. of units
2 bed unit		24%	50
3 bed unit		70%	145
4 bed unit		5%	11
			206

Duplex Type	Description	Mix %	No. of units	Unit GFA (m ²)	Total GFA (m ²)
Duplex Type D1	2Bed/4 Person/ 1 Storey at Ground	18.2%	12	87.7	1,052
Duplex Type D2	3Bed/5 Person/ 2 Storey at 1st/ 2nd	18.2%	12	118.4	1,421
Duplex Type D3	2Bed/4 Person/ 1 Storey at Ground	6.1%	4	93	372
Duplex Type D4	3Bed/5 Person/ 2 Storey at 1st/ 2nd	6.1%	4	123.3	493
Duplex Type D5	1Bed/2 Person/ 1 Storey at Ground	12.1%	8	63.9	511
Duplex Type D6	2Bed/4 Person/ 2 Storey at 1st/ 2nd	12.1%	8	88	704
Duplex Type D7	3Bed/5 Person/ 2 Storey at Ground & 1st	13.6%	9	115.5	1,040
Duplex Type D8	1Bed/2 Person/ 1 Storey at 2nd	13.6%	9	62.3	561
			66		6,153.80

Duplex	Description	Mix %	No. of units
1 bed unit		26%	17
2 bed unit		36%	24
3 bed unit		38%	25
			66

Total Unit Mix	Description	Mix %	No. of units
1 bed unit		6.3%	17
2 bed unit		27.2%	74
3 bed unit		62.5%	170
4 bed unit		4.0%	11
			272

PHASES 1,2 & 3 - PERMITTED (note 31NO. HOUSES PROPOSED TO BE OMITTED)

House Type	Description	Mix %	No. of units	Unit GFA (m ²)	Total GFA (m ²)				
Phase 1 Phase 2 Phase 3 Proposed to be omitted Resultant Phase 3 Total No.s									
House Type T01	2 Bed/4 Person/ 2 Storey	19.9	0	18	5	6	24	87	2088
House Type T02	3 Bed/ 5 Person/ 2 Storey	24.4	0	23	18	8	31	110	3410
House Type T03	3 Bed/ 5 Person/ 2 Storey	6.3	8	0	0	0	8	106	848
House Type T04	4 Bed/ 7 Person/ 3 Storey	4.7	2	4	8	0	6	176	1056
House Type T05	3 Bed/ 5 Person/ 3 Storey	19.7	6	12	0	7	25	111	2775
House Type T06	4 Bed/ 7 Person/ 2 Storey	1.6	0	2	0	0	2	132	264
House Type T10	2 Bed+study / 4 Person/ 2 Storey	3.1	4	0	0	0	4	156	624
House Type T10C	3 Bed/ 5 Person/ 2 Storey	4.7	0	6	0	0	6	117	702
House Type T11	4 Bed/ 7 Person/ 2 Storey	2.4	3	0	0	0	3	130	390
House Type T17	3 Bed/ 5 Person/ 2 Storey	3.9	5	0	0	0	5	114	570
House Type T18	3 Bed/ 5 Person/ 2 Storey	2.4	3	0	0	0	3	106	318
House Type T22	4 Bed/ 7 Person/ 2 Storey	1.6	2	0	0	0	2	146	292
House Type T24	3 Bed/ 5 Person/ 1 Storey	3.1	4	0	0	0	4	101	404
House Type T31	3 Bed/ 5 Person/ 2 Storey	3.1	4	0	0	0	4	121	484
			41	65	31	21	127		3160

Houses	Description	Mix %	No. of units
2 bed unit		68%	28
3 bed unit		210%	86
4 bed unit		32%	13
			127

Proposed Public Open Spaces - Phase 4	
POS 01	1.054 ha
POS 02	0.432 ha
POS 03	0.289 ha
Total	1.775 ha
% of Residential Site Area (9.40ha)	18.86%

Permitted Public Open Spaces of Bridgegate	
POS Total	1.978 ha
POS omitted @ Bridgegate Crescent	0.7774 ha
Remaining POS	1.201 ha
% of Net Site Area (15.27)	7.9%

Combined Public Open Spaces	
Proposed POS Combined Phases 1-3	1.201 ha
Proposed POS Phase 4	1.775 ha
Permitted Park	3.72 ha
Proposed Park	3.62 ha
Total	10.3156 ha
Subtract Overlap	0.168 ha
Subtract Omitted area	0.7774 ha
Combined POS Areas (23.50ha)	9.3702 ha
% of Combined Site Areas (23.50ha)	39.87%

Combined Public Parks	
*Permitted Park to west	3.72 ha
**Proposed Park at Mulladrillan Hill	3.62 ha
Total Public Park	7.34 ha

*Includes area of overlap for pathway connection	0.168 ha
Resultant Public Park	7.172 ha
**Includes area of road reserve in Public Park	0.225 ha
Resultant Total Public Park	6.947 ha

Summary of 4 phases

158no. units Permitted in 3 phases minus 31no. Units proposed to be omitted plus 272no. Proposed units = 399no. Units total

Total Unit Mix	Description	Mix %	No. of units
1 bed unit		4.3%	17
2 bed unit		25.6%	102
3 bed unit		64.2%	256
4 bed unit		6.0%	24
			399