

**SHD APPLICATION**

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# 3.00. DESIGN PROPOSAL

## 3.0 DEVELOPMENT STATISTICS



### DEVELOPMENT SUMMARY

Accommodation Mix	Units (No)	%
Studio	85	18.4%
1 Bed Apartment	117	25.3%
2 Bed Apartment	248	53.6%
3 Bed Apartment	13	2.8%
Total Residential Units	463	
Development Summary	(No)	%
Developable Site Area:	2,588 Ha	
Wider Site Area	2,747 Ha	
Site Coverage:	29%	
Plot Ratio:	1.5	
Total Residential units:	463	
Part V:	45 Units	9.7%
Dual Aspect:	232	50.1%
Density:	179/Ha	
Car Spaces:	259	0.55/unit
Bicycle Spaces:	968	
Tenant Amenity Ratio:	636	1.37 sqm
Communal Open Space	3,205	12.3%
Public Open Space	6,680	25.8%
Crèche	282 sqm	
Café	49 sqm	

- Part V Allocation (45 units)
- Creche (38 children)
- Residents Amenities
- Cafe

\* Refer to drawings for the formal red line site boundary  
the image shown relates to the main development site



# 3.00. DESIGN PROPOSAL

## 3.1 SITE PLAN

### SITE LAYOUT & BUILDING HEIGHTS (ROOF PLAN)





# 3.00. DESIGN PROPOSAL

## 3.1 SITE PLAN

### GROUND FLOOR USES

LEGEND

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Resident Amenities
- Creche





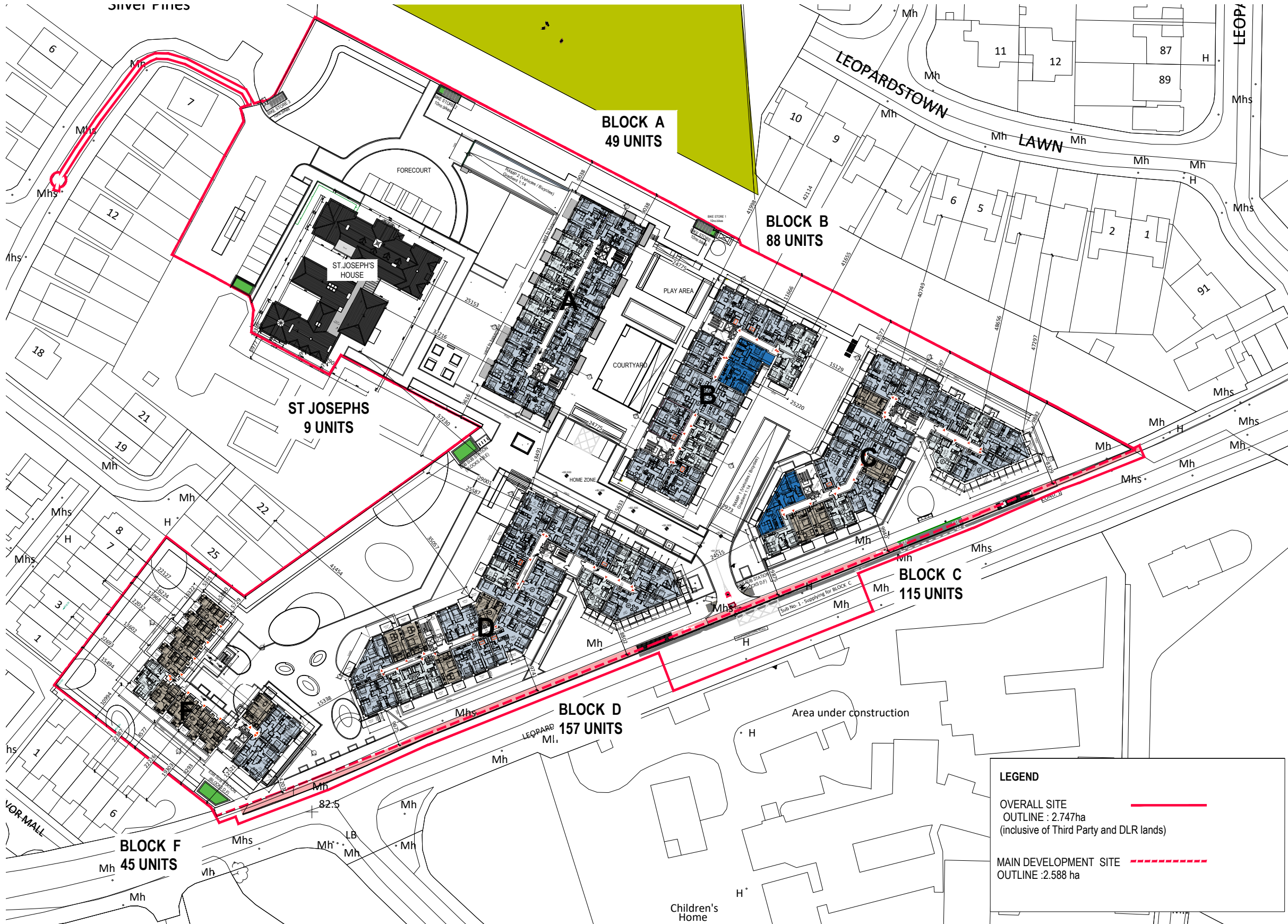
3.00. DESIGN PROPOSAL

3.1 SITE PLAN

TYPICAL UPPER LEVEL

LEGEND

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Resident Amenities
- Creche





# 3.00. DESIGN PROPOSAL

## 3.1 SITE PLAN

### BASEMENT PARKING

CAR PARKING PROVISION:  
Current Scheme

Basement 1 :	121
Basement 2 :	79
Basement 3:	32
Surface:	27

Total Provided:	259
No. Units :	463
Overall scheme ratio :	0.55

BIKE STORES PROVISION:

Basement 1 :	408
Basement 2:	332
Basement 3:	76
Surface:	152

Total Provided :	968
No. Units:	463
Ratio: 2 per unit	

CAR PARKING

Residential Surface	5
Residential Basement	206
Visitor Basement	26
Car Sharing	10
Crèche staff surface	6
Crèche visitor surface	9
Cafe (retail) surface	3
Total	259

BIKE PARKING

Residential Surface (short stay)	138
Residential Basement (secure)	816
Creche staff surface	6
Creche visitor surface	8
Total	968

LEGEND

- Bike Stores
- Bin Stores
- Services/Plant Room
- Attenuation Tank

LEGEND :

- EV ELECTRIC VEHICLES
- VP VISITORS CAR PARKING





3.00. DESIGN PROPOSAL

3.2 OPEN SPACE





3.00. DESIGN PROPOSAL

3.3 GREEN ROOF STRATEGY





3.00. DESIGN PROPOSAL

3.4 SEPARATION DISTANCES





3.00. DESIGN PROPOSAL

3.5 TYPICAL UNIT APARTMENT TYPES

