



- KEY:**
- PRIMARY VEHICLE ROUTES
 - SECONDARY VEHICLE ROUTES
 - PRIVATE DRIVES
 - PROPOSED RESIDENTIAL DEVELOPMENT
 - REAR BOUNDARIES TO DWELLINGS
 - PROPOSED TREES & HEDGEROWS
 - EXISTING HEDGEROWS / TREES TO BE RETAINED
 - KEY NODAL SPACES WITHIN DEVELOPMENT
 - KEY DWELLINGS IN PROMINENT POSITIONS
 - PROPOSED PEDESTRIAN ROUTES
 - EXISTING PUBLIC RIGHT OF WAY
 - 1 PRIMARY VEHICLE ACCESS POINTS FROM HIGHMOOR PARK
 - 2 RENOVATED COTTAGES
 - 3 EXISTING ROADS / TRACK
 - 4 AREA OF PUBLIC OPEN SPACE INCLUDING LAP
 - 5 PROPOSED ATTENUATION BASIN
 - 6 FRONTAGE OVER RETAINED COTTAGES, RESPECTING THE SETTING
 - 7 POTENTIAL CONNECTION TO FUTURE DEVELOPMENT

DEVELOPMENT SUMMARY:
 GROSS SITE AREA: 12.34 AC / 5 HA
 NETT DEVELOPABLE AREA: 8.97 AC / 3.63 HA
 DWELLINGS ACHIEVABLE @ 30 - 35 DPH : 109 - 127
 FORMAL PUBLIC OPEN SPACE (NOT INC SUDS): 0.07 HA / 1.06AC