



Figure 35: Development Concept

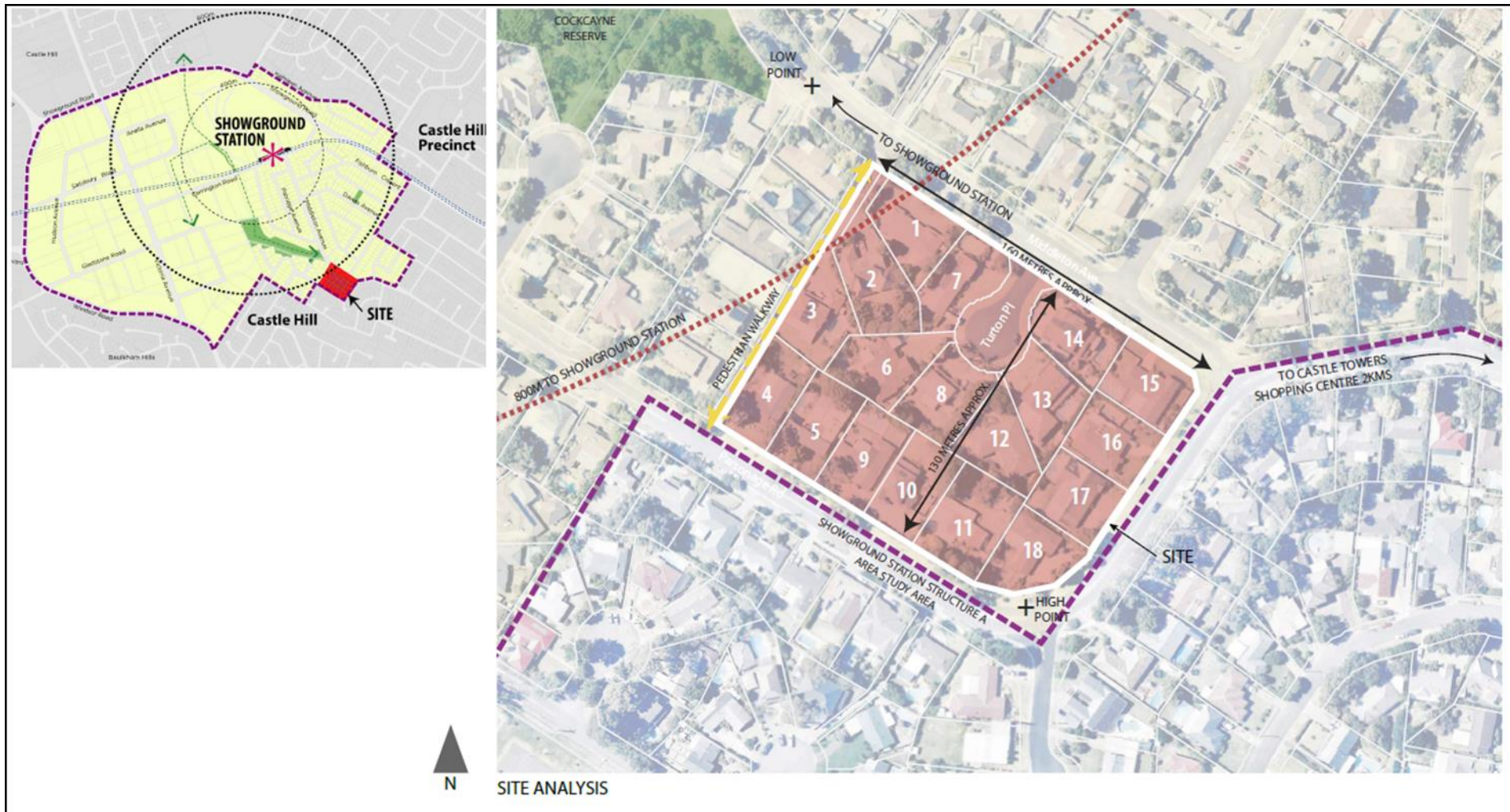


Figure 36: Context and Site Analysis

Proposed Zones



- R2 - Low density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential

Proposed Building Heights



- J 8m
- J 9m
- N 14m
- Q1 19m

Figure 37: Proposed Planning Controls

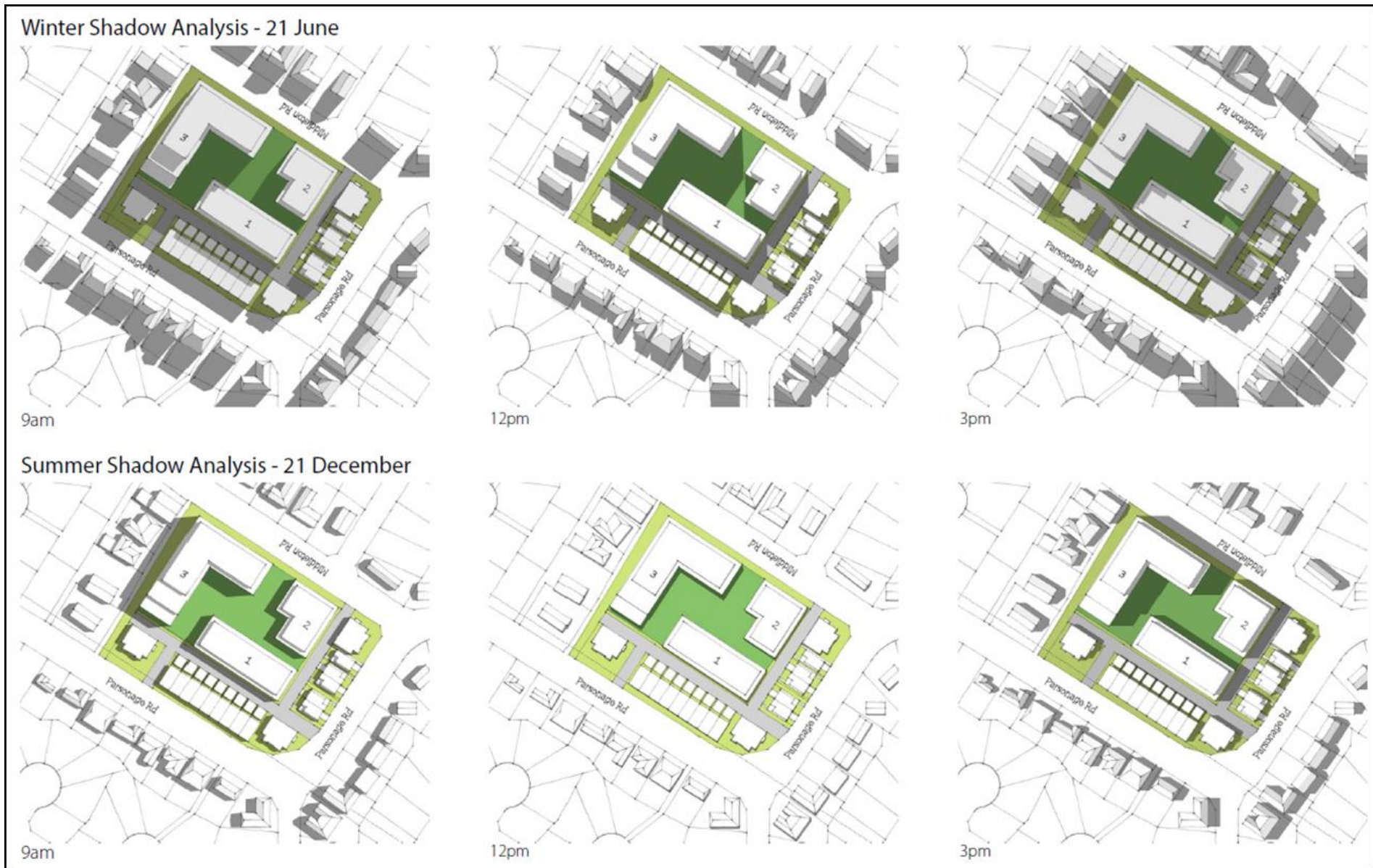


Figure 38: Shadow Analysis

TOWNHOUSES

- 2-3 STOREY
- LOT SIZE: 25M X 8M
- GARAGES ACCESSED FROM REAR ALLEY
- 5 METRE MINIMUM SET-BACK FROM FRONT PROPERTY ALIGNMENT ALLOWS FOR GARDENS
- 8-10 METRE WIDTH

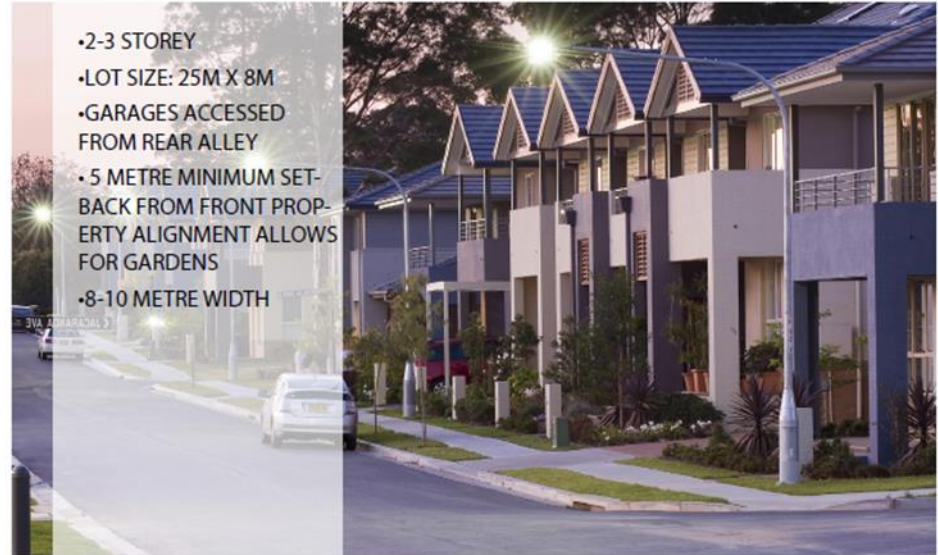


Figure 39: Townhouses

DUPLEXES

- 2-3 STOREY
- LOT SIZE: 20M X 8.5M
- ALTERNATING GARAGES AT FRONT & REAR
- 5 METRE MINIMUM SET-BACK FROM FRONT PROPERTY ALIGNMENT ALLOWS FOR GARDENS
- 8-10 METRE WIDTH



Figure 40: Duplexes



Figure 41: Manor Houses



Figure 42: Apartments