



**Zone 2**

Developable Area (Ha)	21.72	
Number of Units	1 to 5	
Floorspace (GEA sqm)	140,389	
Floorspace (GIA sqm)	127,626	
Unit Roof Height (Highest Point)	15m min	24m max
Unit Haunch Height	12m min	21m max
Density (Unit coverage ratio)	58.8%	
Unit Floor Levels (AOD)	Lowest FFL +69.4m	Highest FFL +72.35m

**Zone 4**

Developable Area (Ha)	3.64	
Number of Units	3 to 5	
Floorspace (GEA sqm)	15,128	
Floorspace (GIA sqm)	13,753	
Unit Roof Height (Highest Point)	9m min	11m max
Unit Haunch Height	6m min	8m max
Density (Unit coverage ratio)	37.8%	
Unit Floor Levels (AOD)	Lowest FFL +73.2m	Highest FFL +74.65m

**Zone 3**

Developable Area (Ha)	9.50	
Number of Units	2 to 3	
Floorspace (GEA sqm)	56,401	
Floorspace (GIA sqm)	51,274	
Unit Roof Height (Highest Point)	18m min	21m max
Unit Haunch Height	15m min	18m max
Density (Unit coverage ratio)	54.0%	
Unit Floor Levels (AOD)	Lowest FFL +71.5m	Highest FFL +75.5m

**Zone 1**

Developable Area (Ha)	8.58	
Number of Units	1 to 2	
Floorspace (GEA sqm)	53,785	
Floorspace (GIA sqm)	48,896	
Unit Roof Height (Highest Point)	21m min	24m max
Unit Haunch Height	18m min	21m max
Density (Unit coverage ratio)	57%	
Unit Floor Levels (AOD)	Lowest FFL +70.45m	Highest FFL +70.85m

**AREA SUMMARY:**

**Redline Area:**  
58.13 Ha / 143.64 Ac

**Total Developable Area:**  
43.44 Ha / 106.18 Ac

**Proposed Use:**  
Flexible B2/B8 with ancillary B1(a)

**Number of Units:**  
Ranging from 7 - 15 Units

**Maximum Floorspace:**  
241,548 m<sup>2</sup> (2,600,000 ft<sup>2</sup>) GIA

**Proposed Unit Height:**  
Haunch height ranging from 6m to 21m

**Car Parking Provision:**  
Compliant with Council's parking standards for zone 3: B1 use - 1/30m<sup>2</sup>; B2 use - 1/60m<sup>2</sup> and B8 use - 1/100m<sup>2</sup>

**SuDS Provision:**  
Each Unit will have its own surface water drainage strategy as well as attenuation of public realm

**Landscaping:**  
Appropriate landscaping will be included as part of the development proposals



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South Caldecotte

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