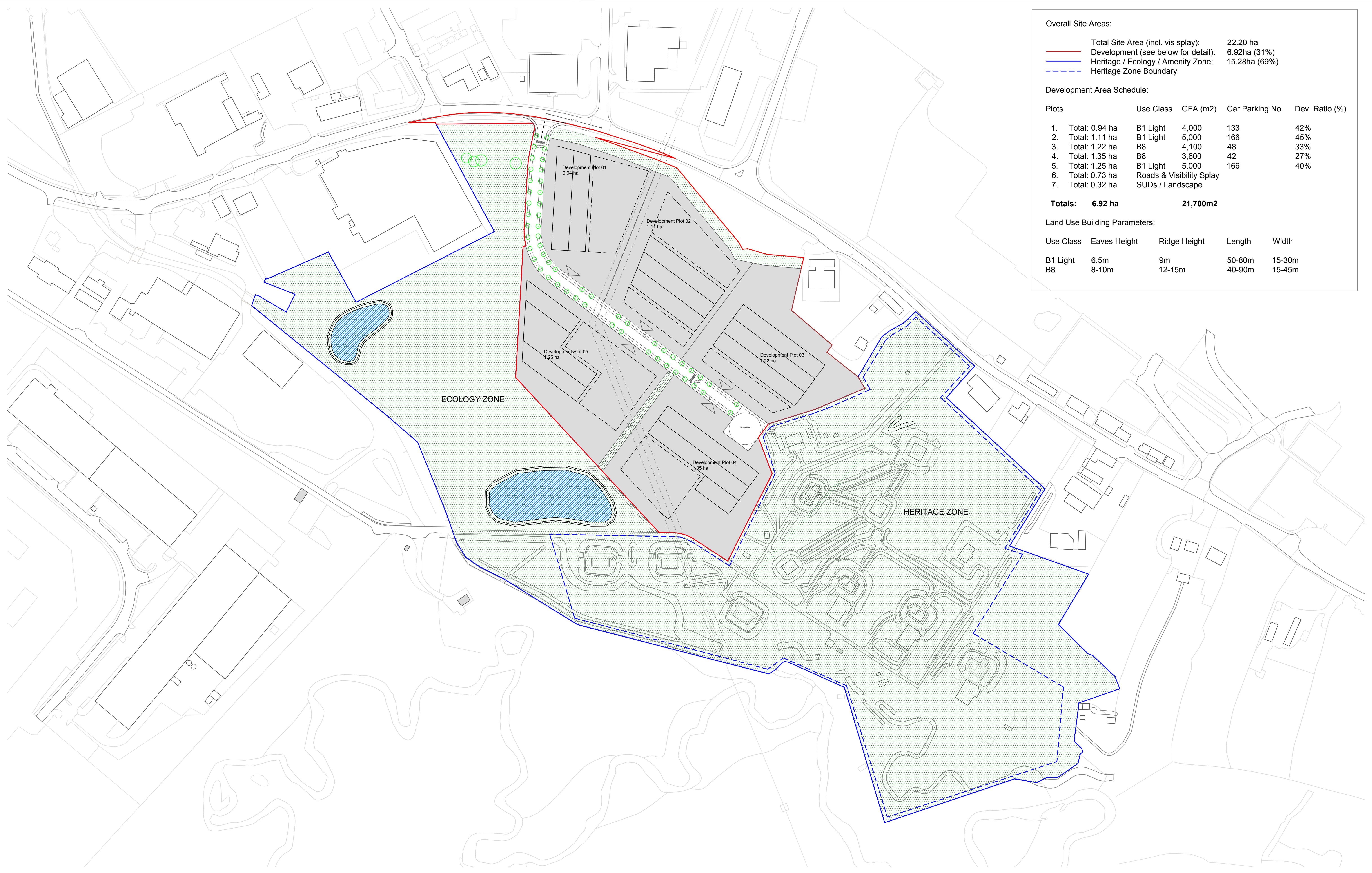




Overall Site Areas:

Total Site Area (incl. vis splay):

Development (see below for detail):

Heritage / Ecology / Amenity Zone:

Heritage Zone Boundary

22.20 ha

6.92ha (31%)

15.28ha (69%)

Development Area Schedule:

Plots	Use Class	GFA (m2)	Car Parking No.	Dev. Ratio (%)
1. Total: 0.94 ha	B1 Light	4,000	133	42%
2. Total: 1.11 ha	B1 Light	5,000	166	45%
3. Total: 1.22 ha	B8	4,100	48	33%
4. Total: 1.35 ha	B8	3,600	42	27%
5. Total: 1.25 ha	B1 Light	5,000	166	40%
6. Total: 0.73 ha	Roads & Visibility Splay			
7. Total: 0.32 ha	SUDs / Landscape			
Totals:	6.92 ha	21,700m2		

Land Use Building Parameters:

Use Class	Eaves Height	Ridge Height	Length	Width
B1 Light	6.5m	9m	50-80m	15-30m
B8	8-10m	12-15m	40-90m	15-45m

REVISIONS					REVISIONS					REVISIONS				
Rev.	Description	Date	By	Chk'd	Rev.	Description	Date	By	Chk'd	Rev.	Description	Date	By	Chk'd
A	Areas revised to incl. Heritage & new jct.	22.03.19	SR	SR	G	Heritage Area amended	16.10.19	SR	SR	M	Attenuation pond locations updated	07.05.20	SR	SR
B	Road alignment, Ecology increase, GFA added	26.03.19	SR	SR	H	Parking numbers to plot 5 amended	19.11.19	SR	SR					
C	Areas and site boundaries revised	28.03.19	SR	SR	I	Land Use Building Parameters added	28.11.19	SR	SR					
D	Plots 4 & 5 combined, plot 5 access removed	23.04.19	SR	SR	J	Heritage Zone Extended	05.02.20	SR	SR					
E	Internal access road minor amends.	03.05.19	SR	SR	K	Heritage Zone Extended	07.02.20	SR	SR					
F	Footpath connections added, notes added	16.05.19	SR	SR	L	Eastern SUDs pond moved from Heritage Area	12.02.20	SR	SR					

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PRELIMINARY client: CEFN PARK DEVELOPMENT LTD project: THE OAKS drawing title: PROPOSED SITE PARAMETERS PLAN