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## PROPOSED LAYOUT & SUPPORTING PLANS

**5.1**  
Proposed Layout

**5.2**  
Access and  
circulation

**5.3**  
Parking

**5.4**  
Land Use &  
Amount

**5.5**  
Scale

**5.6**  
Green  
Infrastructure

**5.7**  
Character Areas



Residential vehicular and pedestrian access from Spitfire Road in the form of a tree-lined primary street.

Cycle and pedestrian routes linking the existing highway network.



Cycle and pedestrian links through key green infrastructure.

Existing hedgerows & trees have been retained and integrated into the public realm as important landscape and ecological resources. They are maintained with minimum penetration to safeguard future ecological passageways and as contributors to the character of streets and open spaces.



New tree and hedgerow planting to provide ecological enhancement of the site.

Lower density to the southern and northern edges.

Medium/higher density to the core of the parcel and to define the principle commuter route.



Attenuation basin feature to control surface water run-off rates.

Key views within the site will be terminated by focal buildings and/or double fronted corners and areas of green space.



| LEGEND                                                       |                                                               |     |                                                                                          |
|--------------------------------------------------------------|---------------------------------------------------------------|-----|------------------------------------------------------------------------------------------|
| SITE BOUNDARIES                                              |                                                               |     |                                                                                          |
|                                                              | APPLICATION BOUNDARY                                          |     |                                                                                          |
| EXISTING VEGETATION / DETAILS                                |                                                               |     |                                                                                          |
|                                                              | EXISTING TREES TO BE RETAINED                                 |     | EXISTING HEDGROWS TO BE RETAINED                                                         |
|                                                              | EXISTING VEGETATION OUT BACK / APPROVED                       |     | TREE AND HEDGROW RPA                                                                     |
| EXTERNAL DETAILS                                             |                                                               |     |                                                                                          |
|                                                              | 1800mm HIGH BRICK SCREEN WALL                                 |     | 2000mm HIGH TIMBER ACOUSTIC FENCE                                                        |
|                                                              | 1800mm HIGH TIMBER CLOSE BOARD FENCE                          |     | 1800mm HIGH STATE MAULING                                                                |
|                                                              | 1800mm HIGH TIMBER CLOSE BOARD FENCE with 450mm INSTANT HEDGE |     | 1800mm HIGH TIMBER SINGLE SIDE ACCESS GATE                                               |
| MISCELLANEOUS                                                |                                                               |     |                                                                                          |
|                                                              | AFFORDABLE HOUSING AFFORDABLE RENTED                          |     | AFFORDABLE HOUSING AFFORDABLE OWNERSHIP                                                  |
|                                                              | 12m BM SLAB                                                   |     | BM PILE POINT                                                                            |
|                                                              | EXTENT OF PRIVATE OUTLAGE                                     |     | CYCLE BIKES                                                                              |
|                                                              | SUBSTATION                                                    |     | EXTENT OF AREA TO BE BUILT TO ADOP STANDARD FOR MULTIPURPOSE ACCESS - NECESSITY REQUIRED |
|                                                              | PHU UNITS - GROUND FLOOR APARTMENTS ONLY                      |     |                                                                                          |
| NUMBERING                                                    |                                                               |     |                                                                                          |
| 12                                                           | LOT NUMBERS                                                   | G12 | GARAGE NUMBERS                                                                           |
| P12                                                          | PARING NUMBERS                                                | V   | VISITOR NUMBERS                                                                          |
| SURFACE TREATMENTS                                           |                                                               |     |                                                                                          |
|                                                              | TARMAC                                                        |     | BLOCK PAVING / RUBBLE STRIP                                                              |
|                                                              | BLOCK PAVING /                                                |     | TACTILE PAVING COLOUR BUFF                                                               |
|                                                              | 100mm WIDE PATH                                               |     | 100mm WIDE PATH                                                                          |
| PROPOSED ENGINEERING - REFER TO SEPARATE ENGINEERING DETAILS |                                                               |     |                                                                                          |
|                                                              | PROPOSED RETAINING WALL                                       |     | PROPOSED STEPS                                                                           |
|                                                              | PROPOSED BANKING                                              |     | PROPOSED STREET LIGHTING                                                                 |
| PROPOSED LANDSCAPING - REFER TO SEPARATE LANDSCAPING DETAILS |                                                               |     |                                                                                          |
|                                                              | PROPOSED TREE PLANTING                                        |     | PROPOSED HEDGE                                                                           |
|                                                              | EQUIPPED PLAY AREA (SERVED BY PATH)                           |     | PROPOSED ORNAMENTAL PLANTING                                                             |
|                                                              | PROPOSED TURF                                                 |     | PROPOSED FEATURE SHRUB                                                                   |
|                                                              | PROPOSED NATIVE SPECIES RICH HEDGEROW                         |     |                                                                                          |



# 5.1 PROPOSED LAYOUT

The proposed layout represents a combination of an understanding of the site and its context through developing the principles from the outline approval. The site wide layout comprises the following key features:

## Accessibility

- 01 Vehicular & pedestrian access from Spitfire Road
- 02 Pedestrian & cycle access from Abberd Lane
- 03 Pedestrian access onto Spitfire Road
- 04 Primary Street with cyclepath to one side & pedestrian footpath to other. Tree-lined to one side.
- 05 Secondary street & feature spaces forming a looped access with pedestrian footpath to both sides where properties are present
- 06 Tertiary shared surface street
- 07 Private Drive to serve a limited number of properties
- 08 Potential for future vehicular & pedestrian access to serve parcel of land to south

## Urban Structure

- 09 Linear and structured layout for an efficient design and that works with the parameters & constraints
- 10 Creation of a positive street scene facing onto all streets and areas of newly formed public open space
- 11 Creation of green edges and dark corridors to retain existing vegetation & their habitats and provide a strong landscaped outlook
- 12 Streets forming key visual links between elements such as new links, green spaces and feature spaces
- 13 Siting of buildings to form and frame the corner greenspace
- 14 Key views within the site terminated by focal buildings, dual aspect corners or soft landscape features - existing or proposed
- 15 Creation of feature spaces along the main intersection of people movement within the development
- 16 Green corridors formed to provide movement and safeguarding of important ecological features
- 17 Attached units predominate in the core/middle of the site
- 18 Detached units predominate along site edges
- 19 Higher storey building utilised at visually prominent key nodal point
- 20 Building setbacks varied across the street to enable sufficient depth to tree line & visually connect different spaces
- 21 Mix of parking typologies to provide interest and variation whilst reinforcing the street character

## Landscape

- 22 Retention of existing vegetation along boundary edges where possible to maintain landscape enclosure, protect site character and habitats
- 23 New tree planting to enhance the street & aid legibility when moving in, through and out of the development
- 24 Retained dark corridors with some enclosed and managed, maintained to protect habitat movement
- 25 Proposed hedges as front boundary treatment to provide a strong landscape character
- 26 Locally Equipped Area of Play (LEAP)
- 27 New compensatory hedgerow planting
- 28 Open space for informal activity, play & socialising
- 29 Existing attenuation basin

## Other

- 30 Electricity sub station