

Site Area = 1420 sqm / 0.35 Acres

Existing Buildings GIA	Floor Areas	to be removed
Main House		
Existing Ground Floor Plan	112 sqm	14.5 sqm
Existing First Floor Plan	98 sqm	2.5 sqm
TOTAL GIA	210 sqm	17 sqm
Shed 1	28 sqm	28 sqm
Shed 2	6 sqm	6 sqm
Shed 3	8 sqm	8 sqm
Garage	19 sqm	19 sqm
	271 sqm	78 sqm

Existing developed Land	731 sqm
Inc driveway, main building, parking, sheds, garages, filling in pool and paved area	

Proposed Buildings GIA	Floor Areas	
Unit 1		
Ground Floor	63.7 sqm	
Frist Floor	62.7 sqm	
Second Floor	30.5 sqm	
TOTAL GIA	156.9 sqm	4 bed 7person Dwelling
Ground Floor GEA	71 sqm	Rear Garden Area 90sqm
Unit 2		
Ground Floor	61.8 sqm	
Frist Floor	60.8 sqm	
Second Floor	28.4 sqm	
TOTAL GIA	151 sqm	4 bed 7 person Dwelling
Ground Floor GEA	75 sqm	Rear Garden Area 95sqm
Unit 3		
Ground Floor	57 sqm	
Frist Floor	56 sqm	
TOTAL GIA	113 sqm	3 bed 5 person Dwelling
Ground Floor GEA	69 sqm	Rear Garden Area 161sqm
TOTAL GIA	420.9 sqm	

NOTE: All units comply with the minimum guidance set out in the National Described Space Standards (NDSS).

Proposed developed land	759.4 sqm
Inc Road / parking / paths (pea shingle & herringbone permeable paving), sheds, Bin stores, patios, steps and retaining wall	

Unit 1 Private Amenity Areas	
Front Garden	93 sqm
Rear Garden	90 sqm
Total	183 sqm
Unit 2 Private Amenity Areas	
Front Garden	56 sqm
Rear Garden	95 sqm
Total	151 sqm
Unit 3 Private Amenity Areas	
Front Garden	33 sqm
Rear Garden	161 sqm
Total	194 sqm