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LEGEND

	SITE BOUNDARY		SUDS
	POTENTIAL OPEN SPACE		SWALE
	RESIDENTIAL AREA		
	LANDSCAPE BUFFER		
	GREEN VERGE		
	PLAY AREA		
	1 MAIN VEHICULAR ROUTE		
	2 4.2M WIDE PRIVATE DRIVE		
	PAVEMENT /FOOTPATH		
	POTENTIAL PEDESTRIAN CROSSING		
	SITE ACCESS		
	SITE TOPOGRAPHY		

INDICATIVE SCHEDULE OF DEVELOPMENT			
ELEMENTS	AMOUNT	HOUSE TYPES	AMOUNT
TOTAL SITE AREA	2.61 HA	2 STOREY DWELLING	
DEVELOPABLE AREA	1.39 HA	4 BED X 5 PERSONS	9
SUDS	0.19 HA	3 BED X 4 PERSONS	20
OPEN SPACE PROVISION INCLUDES LANDSCAPE BUFFER	1.03 HA	2 BED X 3 PERSONS	9
RESIDENTIAL AREA	1.15 HA	1 BED X 2 PERSONS	2
SITE DENSITY	35 DPH	TOTAL DWELLING	40 NO.
NO. OF UNITS	40 NO.	PRIVATE PARKING	78 NO.
POPULATION	97 NO.	VISITOR'S PARKING	8 NO.

Ref: Nationally described space standard

Rev	Description	Date	Initial	Checked
-	Issue for Planning	04/03/25	YT	YT/AL



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Client Johnsey Estates Limited

Project Castle Oak, Usk

Title Capacity Masterplan

Status Planning	Drawn By YT	PM/Checked By YT / AL
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