

LICHFIELD DISTRICT BOUNDARY



- ### KEY PRINCIPLES
1. PROPOSED VEHICULAR ACCESS VIA BROWN LANE (ACCESS TO BE CONFIRMED);
 2. PRINCIPAL TREE LINED STREET LEADING TO CENTRAL PUBLIC OPEN SPACE;
 3. EQUIPPED AND NATURAL AREAS OF PLAY
 4. ENHANCED ECOLOGY GREEN CORRIDOR
 5. GREEN EDGES (PUBLIC OPEN SPACE)
 6. STORM WATER ATTENUATION FEATURES TO BE CONFIRMED;
 7. MINIMUM 20 METRES NOISE BUFFER FROM EXISTING RAILWAY LINE;
 8. OUTWARD FACING VIEWS CREATING NATURAL SURVEILLANCE; AND
 9. BUILT FORM RESPONSE TO EXISTING DEVELOPMENT;
 10. PUBLIC RIGHT OF WAY AND PROPOSED PEDESTRIAN CONNECTIONS THROUGH THE SITE
 11. PROPOSED LANDSCAPE SCREEN TO EXISTING PROPERTIES

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- SITE LOCATION (580m TO JARD RESERVE) 31.87 ACRES / 12.9 HECTARES
 - LOCAL AUTHORITY DESIGNATED BOUNDARY
 - NET DEVELOPMENT AREA (1.81 ACRES / 0.89 HECTARES) CIRCA 210 DWELLINGS @ 35sqm / 225 DWELLINGS @ 40sqm
 - KEY FOCAL JUNCTURE BUILDINGS
 - PUBLIC OPEN SPACE INCLUDING SLUIC (13.74 ACRES / 5.55 HECTARES)
 - PUBLIC RIGHTS OF WAY
 - VEWS TO OPEN COUNTRYSIDE
 - PROPOSED SITE ACCESS (ACCESS TO BE CONFIRMED)
 - POTENTIAL ACCESS INTO NEIGHBOURING DEVELOPMENT
 - PRINCIPAL STREET
 - SECONDARY STREET
 - PEDESTRIAN LINKAGES
 - KEY JUNCTURES
 - EXISTING VEGETATION
 - EXISTING VEGETATION TO BE REMOVED (INDICATIVE)
 - PROPOSED VEGETATION
 - SUSTAINABLE URBAN DRAINAGE
 - ECOLOGY CORRIDOR
 - POTENTIAL NOISE
 - PROPOSED PLAY AREA (INDICATIVE)
 - AREA OF NATURAL PLAY
 - 15M STAND OFF TO SEWER LINE (TBC BY ENGINEER REPORT)
 - DIVERTED 150MM SURFACE WATER SEWER PIPE AND EASEMENT
 - SITE HIGH POINT
 - SITE LOW POINT

ACCOMMODATION SCHEDULE

OPEN MARKET (40%)	%	TOTAL UNITS
2 BED HOUSE	20%	26
3 BED HOUSE	40%	50
4 BED HOUSE	40%	50
		126 UNITS

AFFORDABLE (40%) RENT (65%)	%	TOTAL UNITS
1 BED MAISONETTE	5.0%	4
2 BED HOUSE	28.0%	24
3 BED HOUSE	27.0%	23
4 BED HOUSE	5.0%	3
		54 UNITS

INTERMEDIATE (35%)	%	TOTAL UNITS
2 BED HOUSE	25%	21
3 BED HOUSE	10%	9
		30 UNITS

OVERALL HOUSING MIX	%	TOTAL UNITS
1 BED	1.9%	9
2 BED	33.8%	24
3 BED	39.1%	23
4 BED	25.2%	23
		84 UNITS

LAND OFF BROWNS LANE, TAMWORTH
PRELIMINARY INDICATIVE MASTERPLAN

