

8 Stevensons Crescent Development_Fast-track Referral

20230223



STREAM WITH 10M OFFSET FROM STREAM BANKS

Lot 3
DP 430542

ACTIVATED STREET FRONTAGE
All units with street frontage to have direct access from the front yards

Private driveway to neighboring property

PRESERVED WETLANDS WITH 5m SETBACK
[NO EARTHWORKS OR PROPOSED STRUCTURES]
used as discharge points for stormwater. Mitigation and quality treatment devices provided prior to discharge

PUBLIC PEDESTRIAN WALKWAY AT WETLAND RESERVE
Connecting the wetlands and rear units with no street frontage to the public realm

REAR LANES / INTERNAL DRIVEWAYS
Min 7m wide for residential parking, service access (waste collection and household deliveries)

Lot 2
DP 430542

REAR LANES / INTERNAL DRIVEWAYS
[NO PUBLIC PEDESTRIAN ACCESS]
For residential parking, service access (waste collection and household deliveries)

FUTURE LINK ROAD TO THE EAST
12.0m wide road with 2-way vehicle access & footpaths

REAR LANES / INTERNAL DRIVEWAYS
[NO PUBLIC PEDESTRIAN ACCESS]
For residential parking, service access (waste collection and household deliveries)

STREAM WITH 10M OFFSET FROM STREAM BANKS
acting as a stormwater management detention basin

RIGHT OF WAY

INTERNAL DRIVEWAY TO APARTMENT
Min 7m wide formed driveway containing parking lots and service area for Commercial Units and Apartment units

MAIN SITE ACCESS TO AND FROM STEVENSON CRES
16.0m wide road with 2-way vehicle access, footpaths, street parking with quality amount of street trees/landscaping on both sides

DAIRY FLAT HIGHWAY

FUTURE LINK ROAD TO THE WEST
12.0m wide road with 2-way vehicle access & footpaths

16m wide PUBLIC ROAD
16.0m wide road with 2-way vehicle access, footpaths, street parking with quality amount of street trees/landscaping on both sides

ACTIVATED STREET FRONTAGE
All units with street frontage to have direct access from the front yards

Proposed Zoning: Mixed Housing Urban Zone
Site Area: 25112 m²
Total number of proposed units : 138
Terrace: 112
Apartment: 26
Commercial Area : 550sqm

- Site Boundary
- Main entrances to Site and Blocks
- Stream with required 10m offset
- Wetland extents with required 5m offset
- Private Outdoor living space (approx 20sqm)
- Public greenery, communal areas

REAR LANES - NO PUBLIC PEDESTRIAN ACCESS
(For blocks with opportunity for direct street access)
Prevents unnecessary public access and offers better privacy for residents

BRIDGE / CULVERT OVER STREAM CROSSING
To be designed to comply to NES-F standards

APARTMENT BUILDINGS WITH COMMERCIAL UNITS AT GROUND FLOOR

Circulation Analysis 1:1000



ARTERIAL ROAD

LOCAL ROAD (LOW VOL)

EXTG PUBLIC CYCLING PATH

EXTG PUBLIC FOOTPATH

PROPOSED PUBLIC ROAD
(LOCAL ON-SITE)

REAR LANES /
INTERNAL DRIVEWAY

RIGHT OF WAY

PRIVATE DRIVEWAY AT NEIGHBOR'S

MAIN PUBLIC FOOTPATHS

PUBLIC FOOTPATH ON WETLAND RESERVE

MINOR FOOTPATH

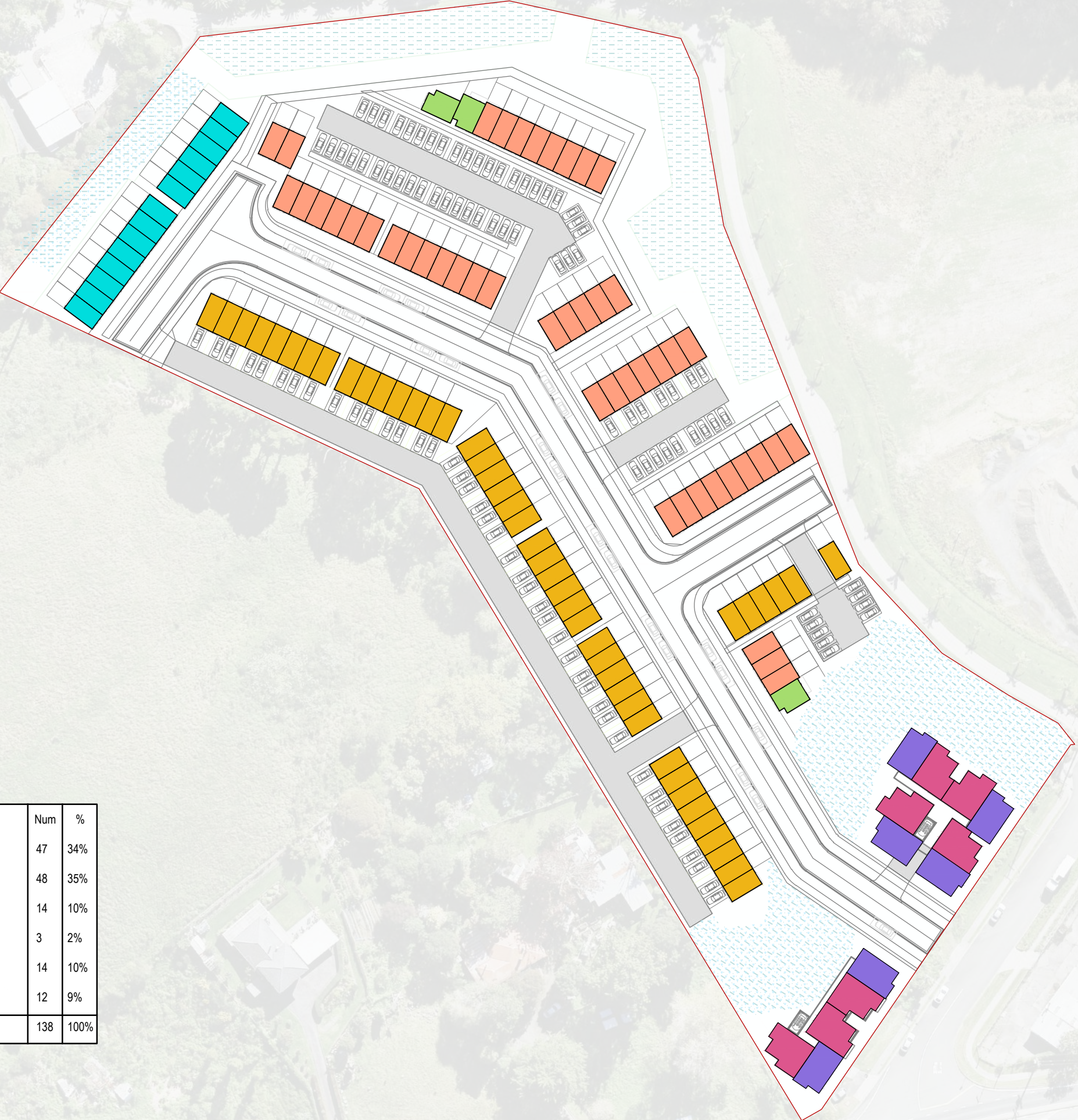












TYPOLOGIES		Num	%
	Type A/A1: 99.6m²_3F_3Bdr/4Bdr	47	34%
	Type B: 111.0m²_3F_3Bdr	48	35%
	Type C: 99.7m²_Stepped 2-3F_3Bdr	14	10%
	Type D: 128.5m²_3F_4Bdr	3	2%
	Type E: 60m²_1F(Apartment)_2Bdr	14	10%
	Type F: 53m²_1F(Apartment)_2Bdr	12	9%
TOTAL UNITS		138	100%

Development Summary

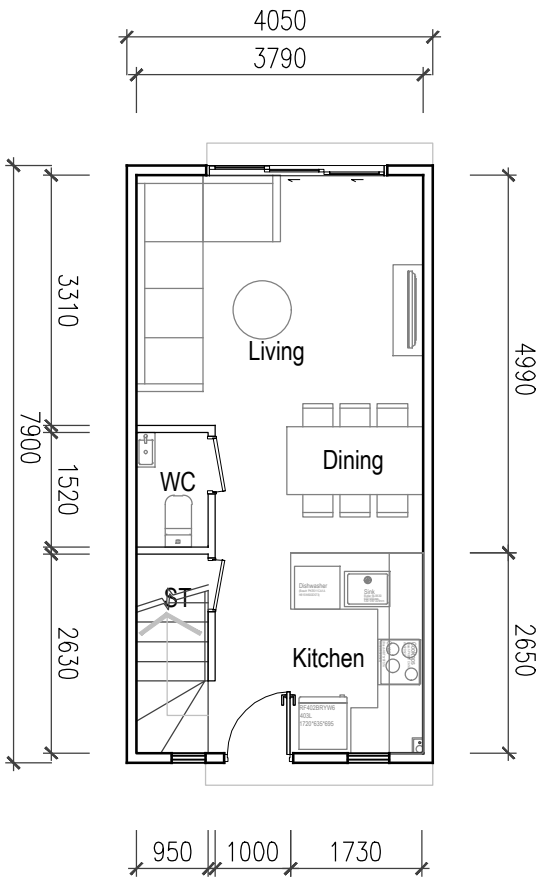
SITE COVERAGE

SITE AREA (sqm)	25112	PROPOSED	
		AREA (sqm)	%
BUILDING COVERAGE		4800	19%
IMPERMEABLE AREA		12926	51%
LANDSCAPE AREA		12186	49%

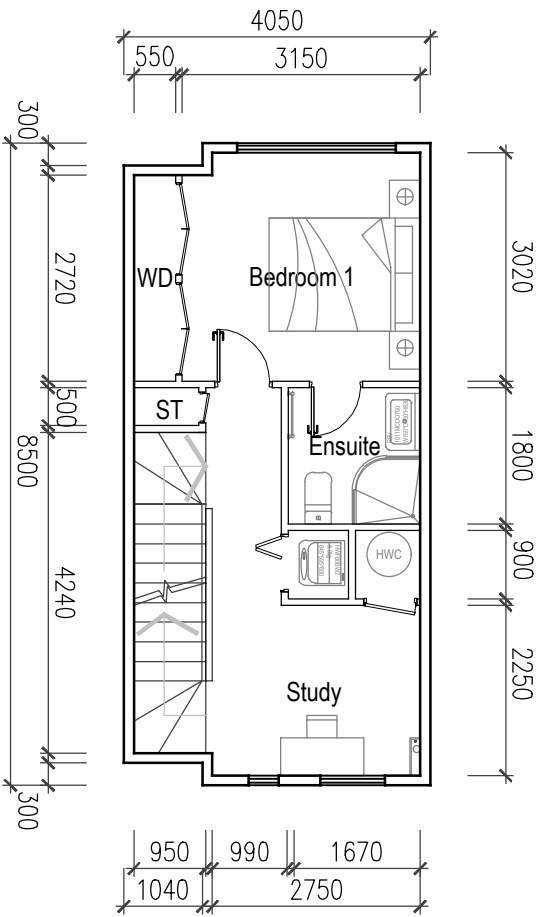
TYPOLOGY BRIEF – TERRACE HOUSE			112 UNITS	81% OF TOTAL RESIDENTIAL UNITS	
UNIT TYPE	TOTAL NUMBER OF UNITS	%	DESCRIPTION	DWELLING SIZE (GFA sqm)	OUTDOOR LIVING SPACE (sqm)
A	47	42%	3-storeys,3 bedrooms, 2.5 bathrooms, 1 study	99.6	20
A1			3-storeys,4 bedrooms, 2.5 bathrooms	99.6	20
B	48	43%	3-storeys,3 bedrooms, 3 bathrooms	111	8
C	14	13%	Steped 2-3 storeys,3 bedrooms, 2 bathrooms	99.7	20
D	3	3%	3-storeys,4 bedrooms, 3.5 bathrooms,1 study	128.5	20

TYPOLOGY BRIEF - APARTMENT			26 UNITS	19% OF TOTAL RESIDENTIAL UNITS	
UNIT TYPE	TOTAL NUMBER OF UNITS	%	DESCRIPTION	DWELLING SIZE (GFA sqm)	OUTDOOR LIVING SPACE (sqm)
E	14	54%	2 bedrooms, 2 bathrooms	60	8
F	12	46%	2 bedrooms, 1 bathrooms	53	7
Commercial	N/A	N/A	2 Undivided Spaces	250+300	N/A

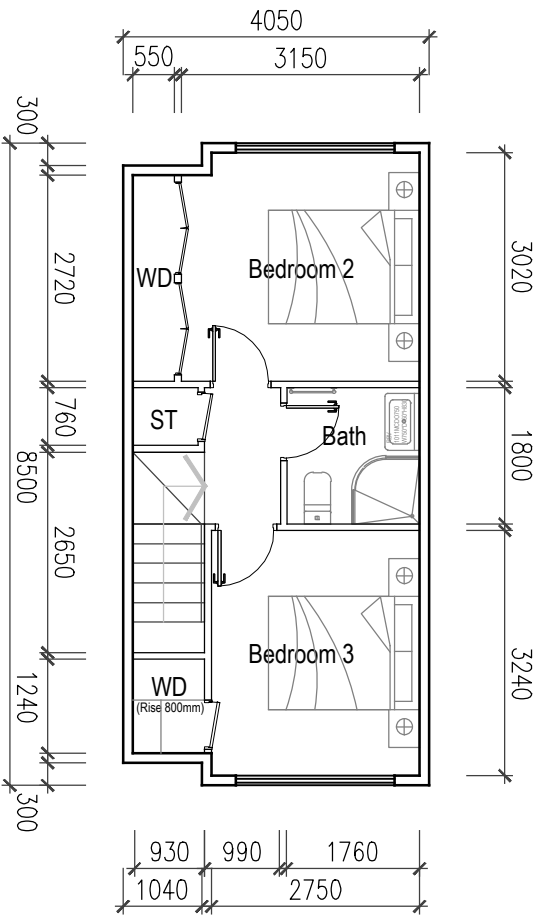
Typical Unit Type A 1:100@A3



Ground Floor Plan



First Floor Plan

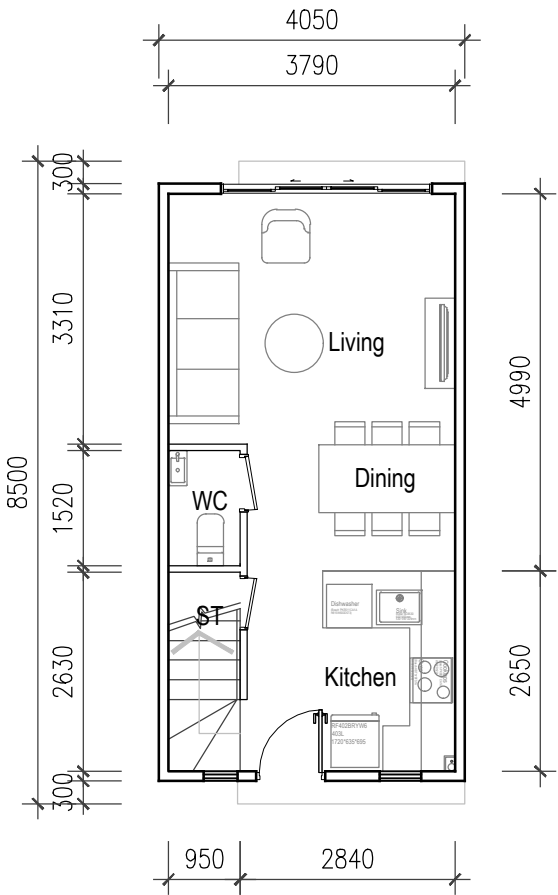


Second Floor Plan

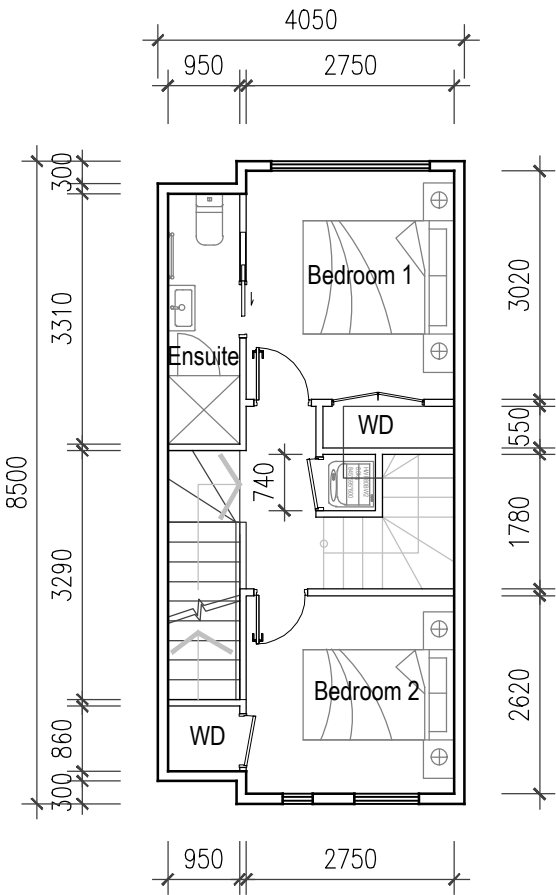
GFA:99.6m²



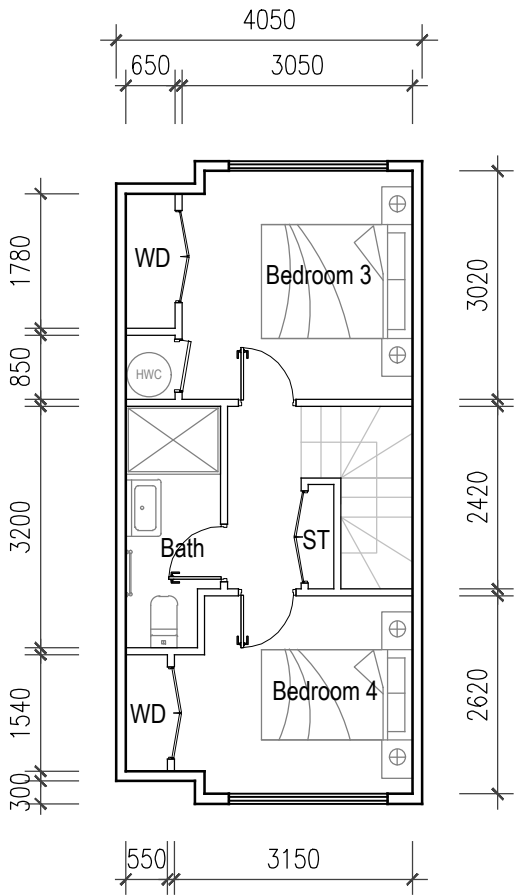
Typical Unit Type A1 1:100@A3



Ground Floor Plan



First Floor Plan

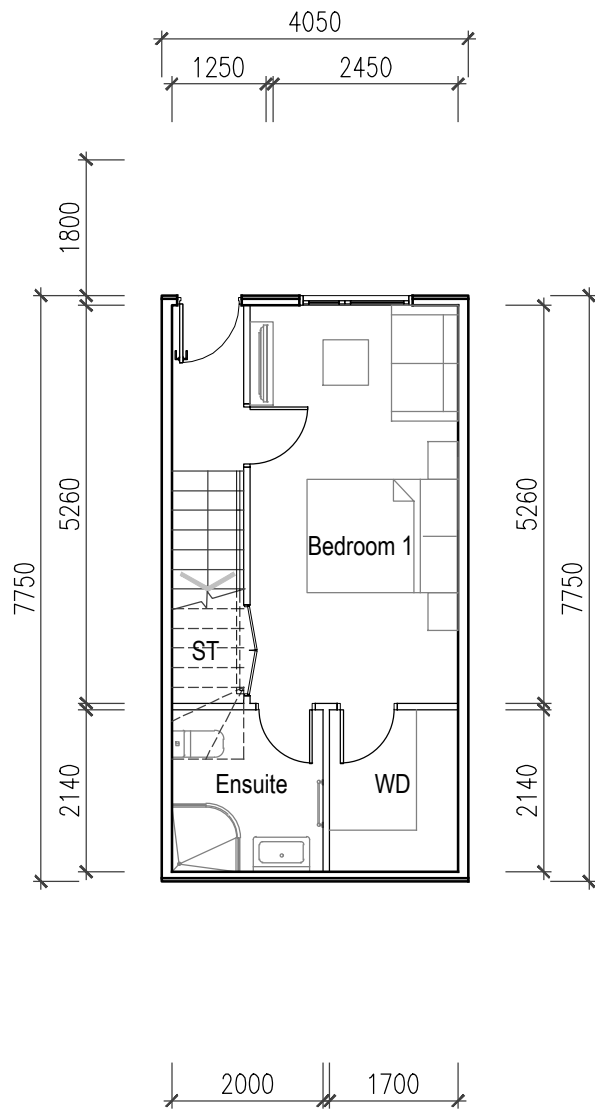


Second Floor Plan

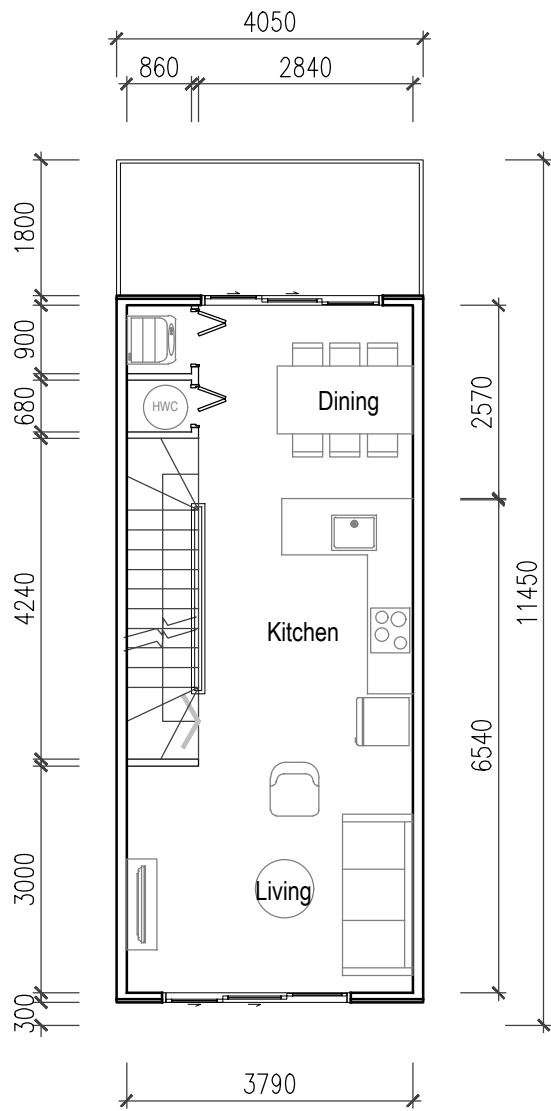
GFA:99.6m²



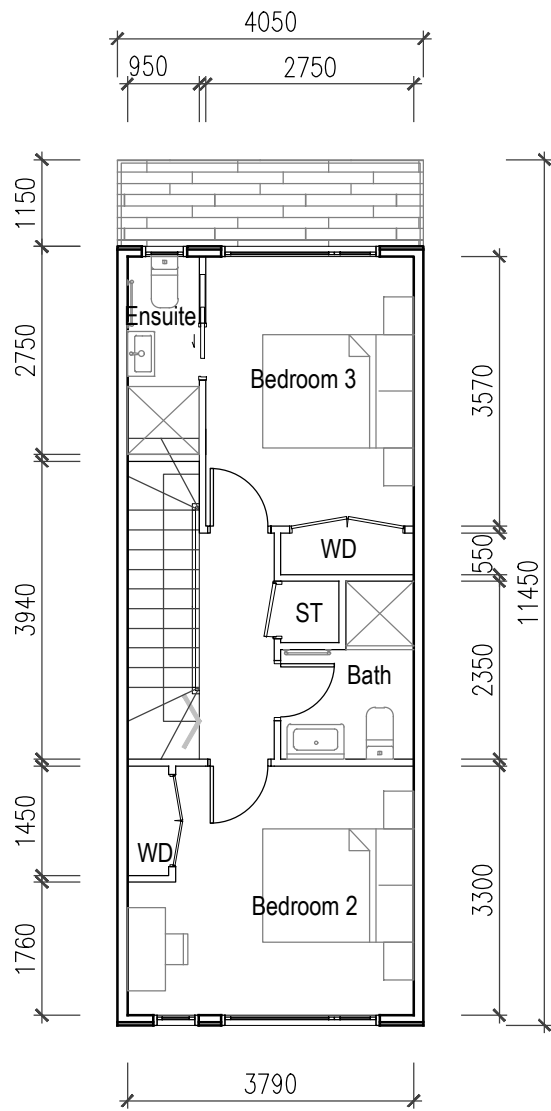
Typical Unit Type B 1:100@A3



Ground Floor Plan



First Floor Plan

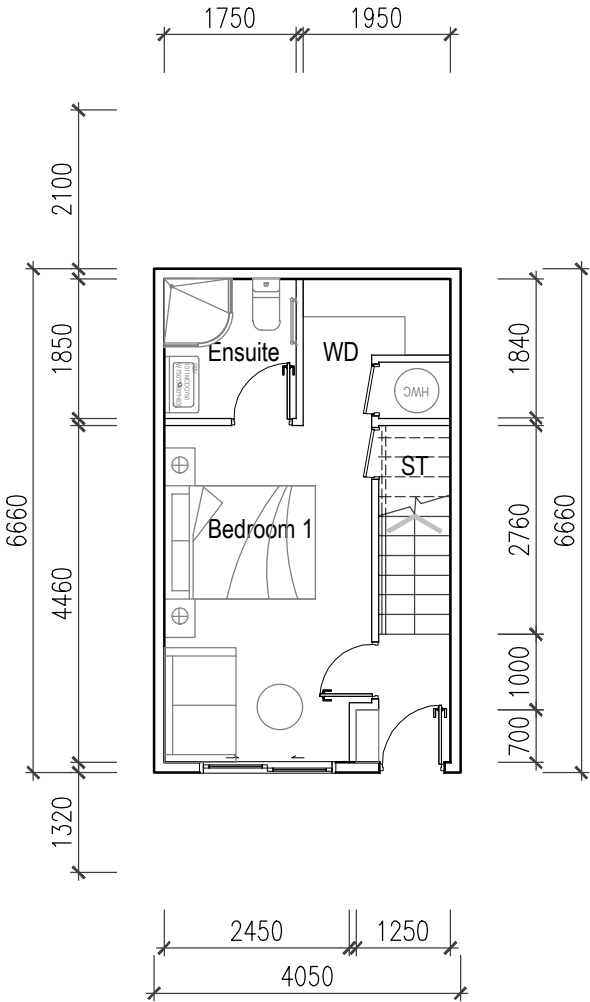


Second Floor Plan

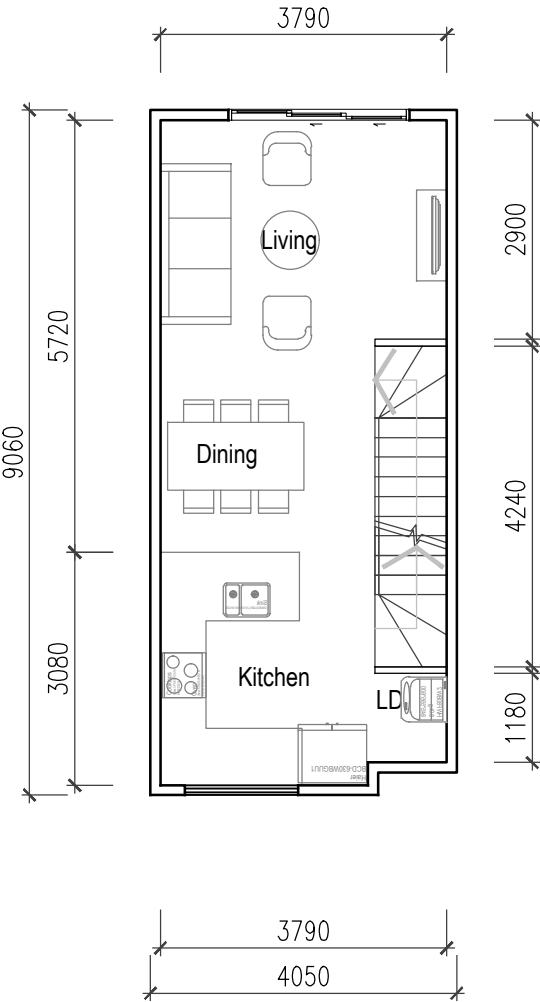
GFA:111.0m²



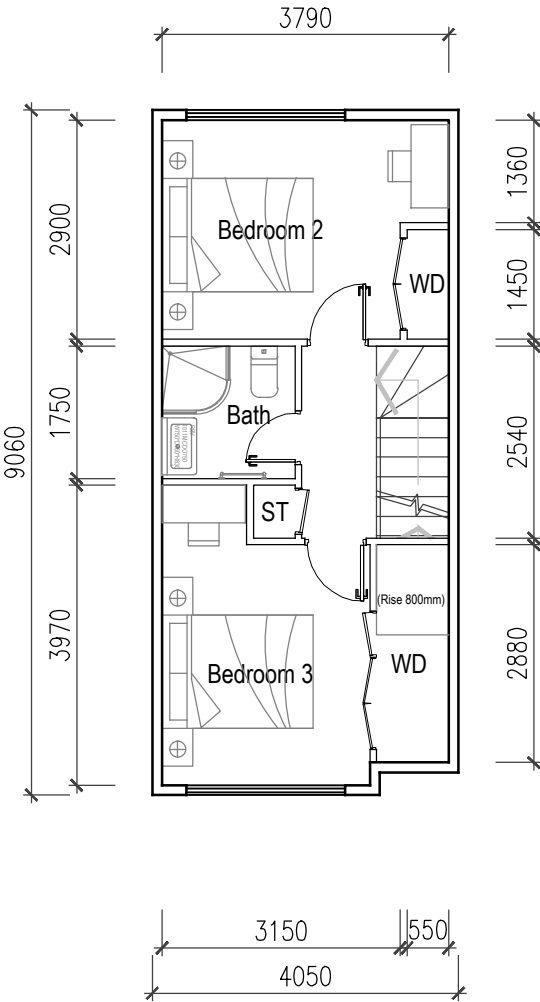
Typical Unit Type C 1:100@A3



Ground Floor Plan

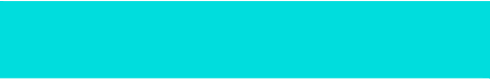


First Floor Plan

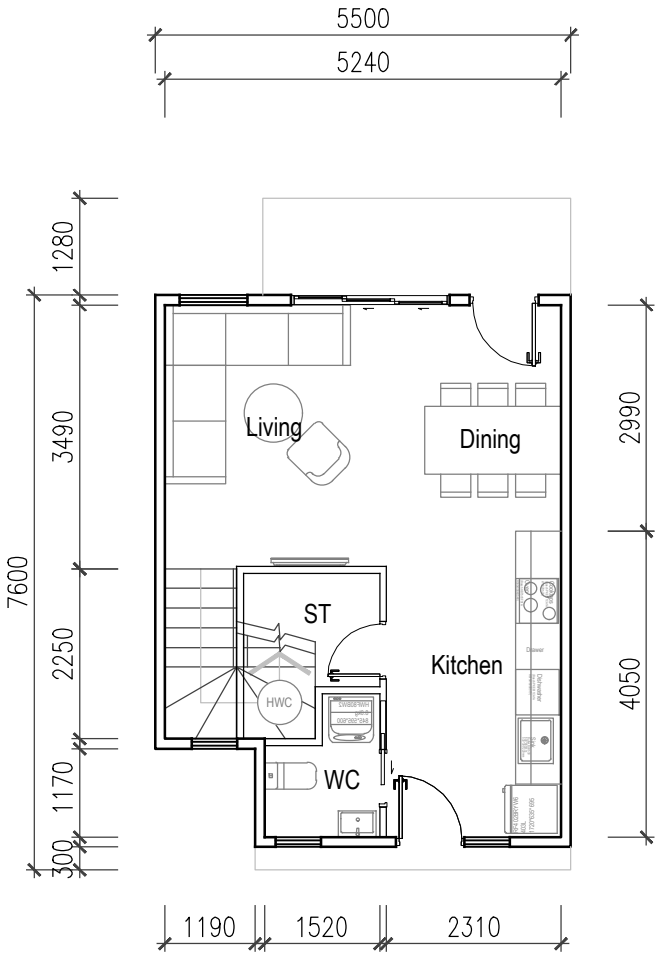


Second Floor Plan

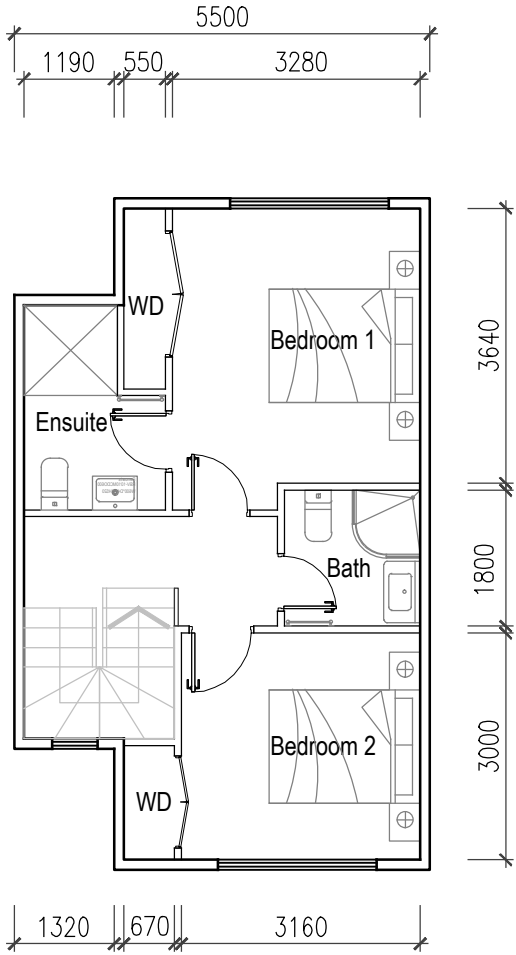
GFA:99.7m²



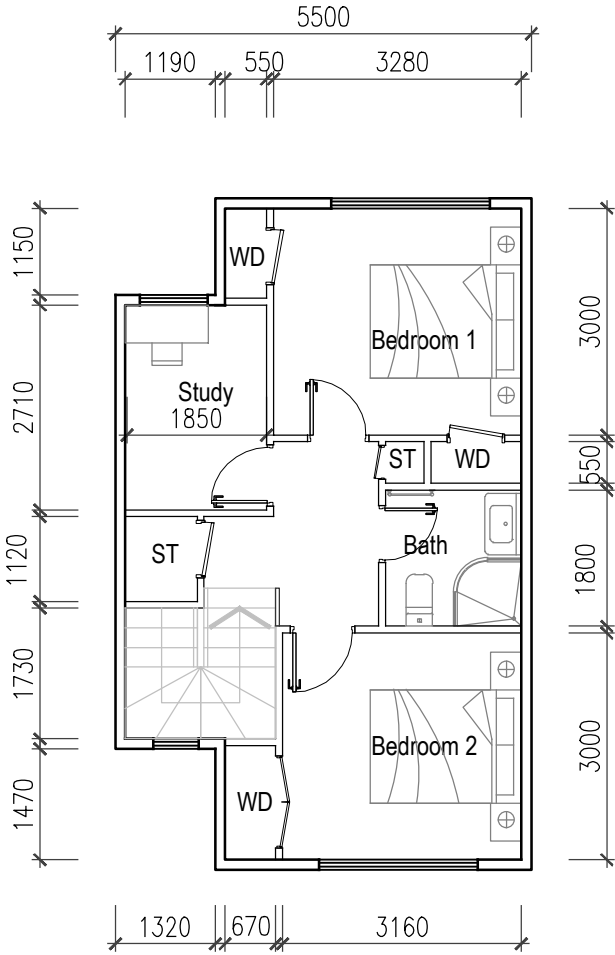
Typical Unit Type D 1:100@A3



Ground Floor Plan



First Floor Plan

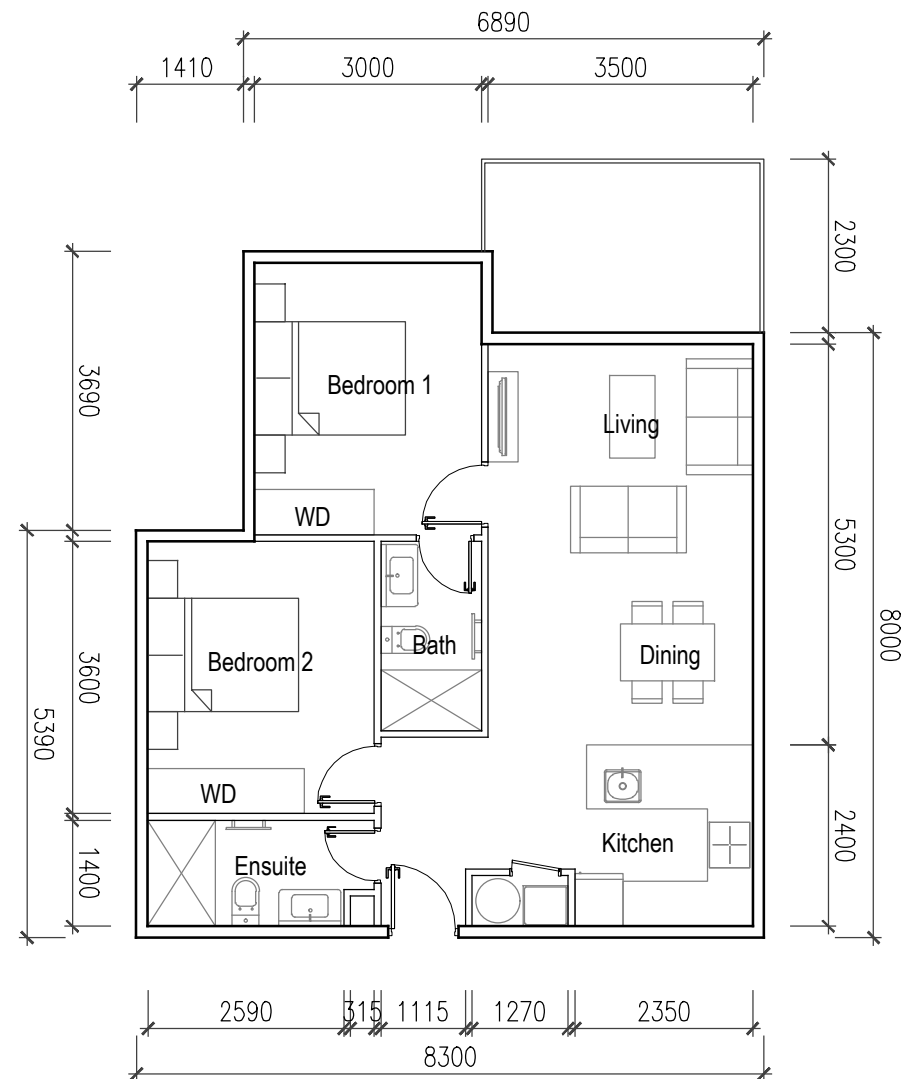


Second Floor Plan

GFA:128.5 m²

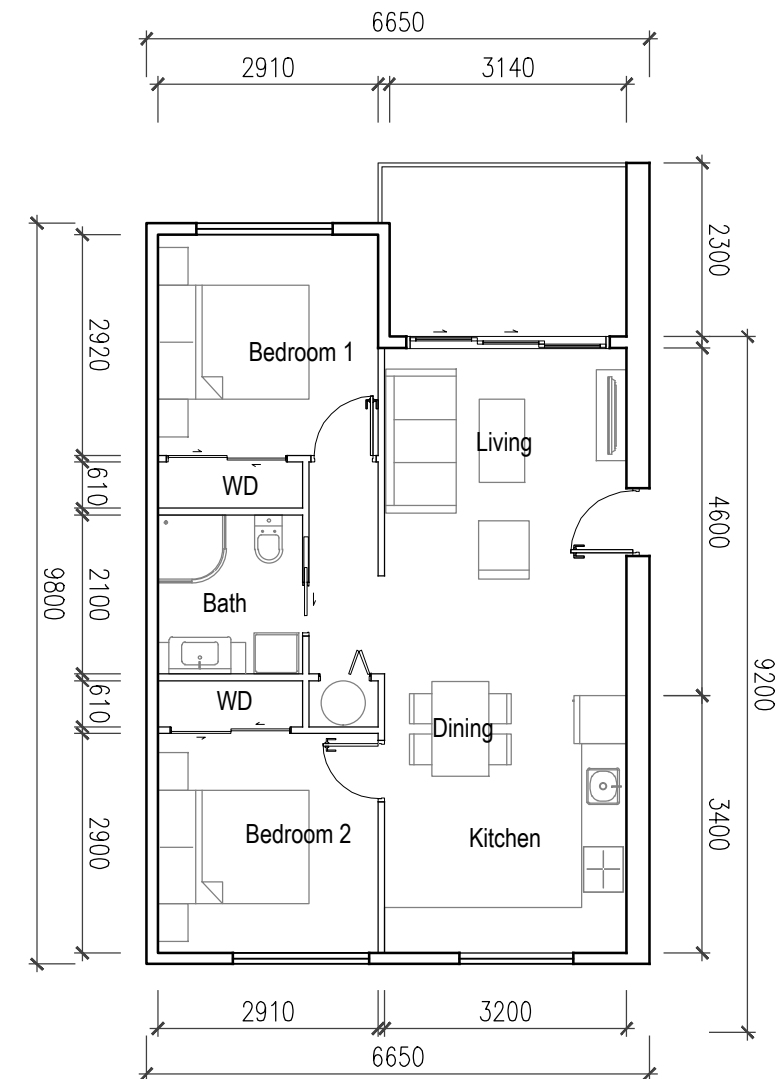


Typical Unit Type E&F (Apartment) 1:100@A3



Type E Floor Plan

GFA:60.0m²



Type F Floor Plan

GFA:53.0m²



Elevation Design Reference 1



Elevation Design Reference 2

