

1.0 SITE STANDARDS

SITE AREA	ENVIRONMENTAL PROTECTION - BLOCK 2	APPROX. 21,387.45 sqm (5.29 ha) [2.19 ha]
RESIDENTIAL - BLOCK 1	APPROX. 37,187.88 sqm (9.19 ha) [5.71 ha]	
TOTAL SITE AREA	BLOCK 1: 171 units / 3,719 ha = 45.36 units per hectare (ha)	APPROX. 58,575.33 sqm (14.47 ha) [5.88 ha]
PROPOSED DENSITY	BLOCK 1: 171 units / 5.888 ha = 29.19 units per hectare (ha)	
TOTAL	171 units / 5.888 ha = 29.19 units per hectare (ha)	

DWELLING UNITS	BLOCK	UNITS	GFA (SQ.M.)	COVERAGE (SQ.M.)
FL TOWNS (P&C)	1	7	1282.06	569.40
	2	8	1464.34	L: 244.33 R: 405.80
	3	8	1464.34	L: 244.33 R: 405.80
	4	7	1282.06	569.40
	5	8	1464.34	L: 244.33 R: 405.80
	6	7	1282.06	569.40
	7	5	917.51	407.94
	8	6	1099.79	488.67
	9	6	1099.79	488.67
	10	6	1099.79	488.67
	11	6	1099.79	488.67
	12	7	1282.06	569.40
	13	7	1282.06	569.40
	14	3	552.96	246.47
	15	6	1099.79	488.67
	16	4	735.23	327.20
	17	6	1099.79	488.67
	18	9	1646.61	L: 325.07 R: 405.80
	19	6	1099.79	488.67
	20	6	1099.79	488.67
	21	5	917.51	407.94
	22	8	1464.34	L: 244.33 R: 405.80
	23	6	1099.79	488.67
	24	9	1646.61	L: 405.80 L: R: 325.07
	25	5	917.51	407.94
	26	4	735.23	327.20
	27	4	735.23	327.20
TOTAL		171	31334.70	13920.85
FSI	BLOCK 1:	31334.70 sqm / 37187.88 sqm = 0.843		
	TOTAL:	31334.70 sqm / 58575.33 sqm = 0.535		

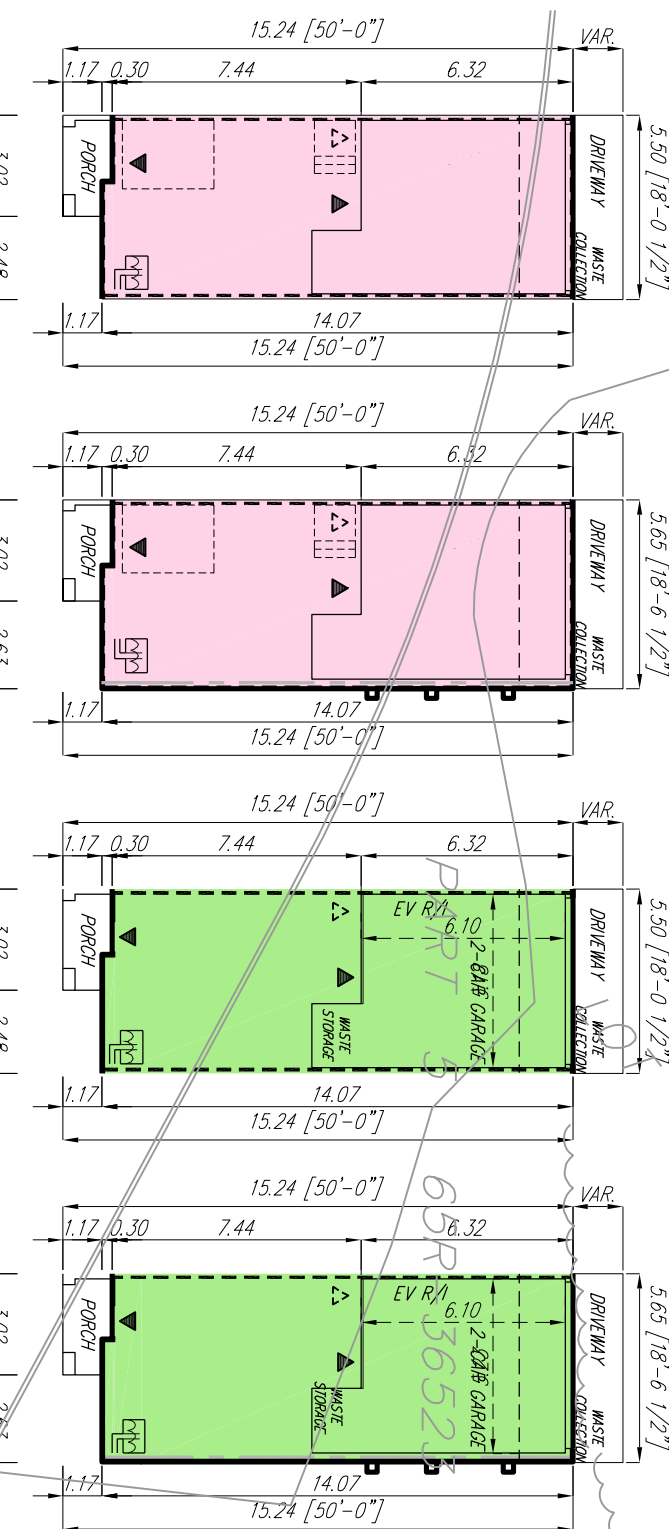
2.0 BUILDING STANDARDS

ZONING STANDARD	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	30.00 m	5.5 m (POTL)
MINIMUM LOT AREA	3000.00 m ²	1102.3 sqm (POTL)
MAX LOT COVERAGE (POTL)	74.0%	74.4% (POTL)
MAXIMUM BUILDING HEIGHT	13.0 m	TBD - PER GRADING
MIN. SB - RESIDENTIAL (TO PRIVATE RD) (Internal)	1.8 m	3.0 m
MIN. SB - GARAGE (TO PRIVATE RD)	3.0 m	3.0 m (@ driveway gross)
MAXIMUM ATTACHED UNITS	30	30
MAXIMUM TOTAL PROPERTY COVERAGE	45.0%	23.8% (TOTAL)
FRONT YARD	(POTENTIAL) 30.00 m	2.8 m (Block 14)
	(EXISTING) 30.00 m	2.7 m
	(LOTS ADJACENT TO ZONE) 30.00 m	6.1 m (Block 25)
	(ALL OTHERS) 30.00 m	1.7 m
EXIT SITE YARD	30.00 m	1.7 m (Internal POTL is Shared)
INTERIOR SIDE YARD	30.00 m	0.0 m
REAR YARD	30.00 m	1.2 m
	(LOTS ADJACENT TO ZONE) 30.00 m	5.5 m (Block 23 @ garage ends)
	(ALL OTHERS) 30.00 m	3.0 m @ dw. aprons (POTL)
OPEN PORCHES	2.0 m, 0.6 m from L/L	No Encroachment (2nd Fl. Build Over)
@ LESLIE	2.0 m, 0.6 m from L/L	No Encroachment (2nd Fl. Build Over)
@ ALL OTHERS	2.0 m, 0.6 m from L/L	No Encroachment (2nd Fl. Build Over)
STEPS / LANDINGS	2.0 m, 0.6 m from L/L	No Encroachment (2nd Fl. Build Over)
@ LESLIE	2.7 m, 0.0 m from L/L	TBD - PER GRADING
@ WELLINGTON	2.7 m, 0.0 m from L/L	TBD - PER GRADING
@ ALL OTHERS	1.7 m, 0.0 m from L/L	TBD - PER GRADING
MINIMUM LANDSCAPE OPEN SPACE	N/A	24.0% (BLOCK 1)
		54.98% (TOTAL SITE)
MIN. ALLENTY SPACE	(171 UNITS) 3000.00 m ² 14 sqm / UNIT	2578.19 sqm / UNIT = 15.07 sqm

3.0 SITE CIRCULATION

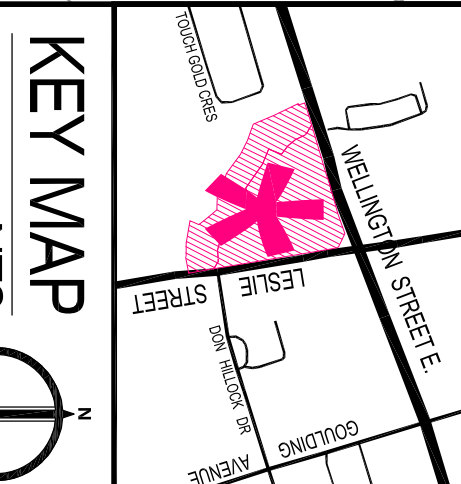
ZONING STANDARD	REQUIRED	PROPOSED
FIRE ACCESS ROUTE		
MIN. CLEAR WIDTH	6.0 m	6.5 m
MIN. CENTRE LINE TURNING RADIUS	12.0 m	UNLIMITED
MIN. OVERHEAD CLEARANCE	5.0 m	6.5 m
PRIVATE ROAD WIDTH	6.0 m	6.5 m
TOTAL ROAD LENGTH	STREET A 3025.0 m STREET B 155.0 m STREET C 583.0 m	873.0 m
VEHICULAR PARKING REQUIREMENTS		
TOWNHOUSE DWELLING	15 / UNIT = 257	Driveway = 244 (Garage = 242 / Unit)
(171 UNITS)		= 896
VISITOR PARKING (NON-PH)	13% = 23	33
(1000000)		9
VISITOR PARKING - BARRIER-FREE	9	626 SPACES
(1000000)		270 m x 5.30 m
MINIMUM PARKING SPACE	289 SPACES	270 m x 5.30 m
(1000000)		270 m x 5.30 m
MAX DRIVEWAY WIDTH	2.50 m x 5.30 m	2.50 m x 5.30 m
(1000000)		POTL: INT-5.5 m / END-5.85 m
ACCESSIBLE PARKING		
MIN. ACCESSIBLE PARKING SPACE - TYPE A	3.65 m x 5.3 m	3.8 m x 5.3 m
MIN. ACCESSIBLE PARKING SPACE - TYPE B	2.7 m x 5.3 m	2.7 m x 5.3 m

4.0 TYPICAL UNIT FLOOR PLAN



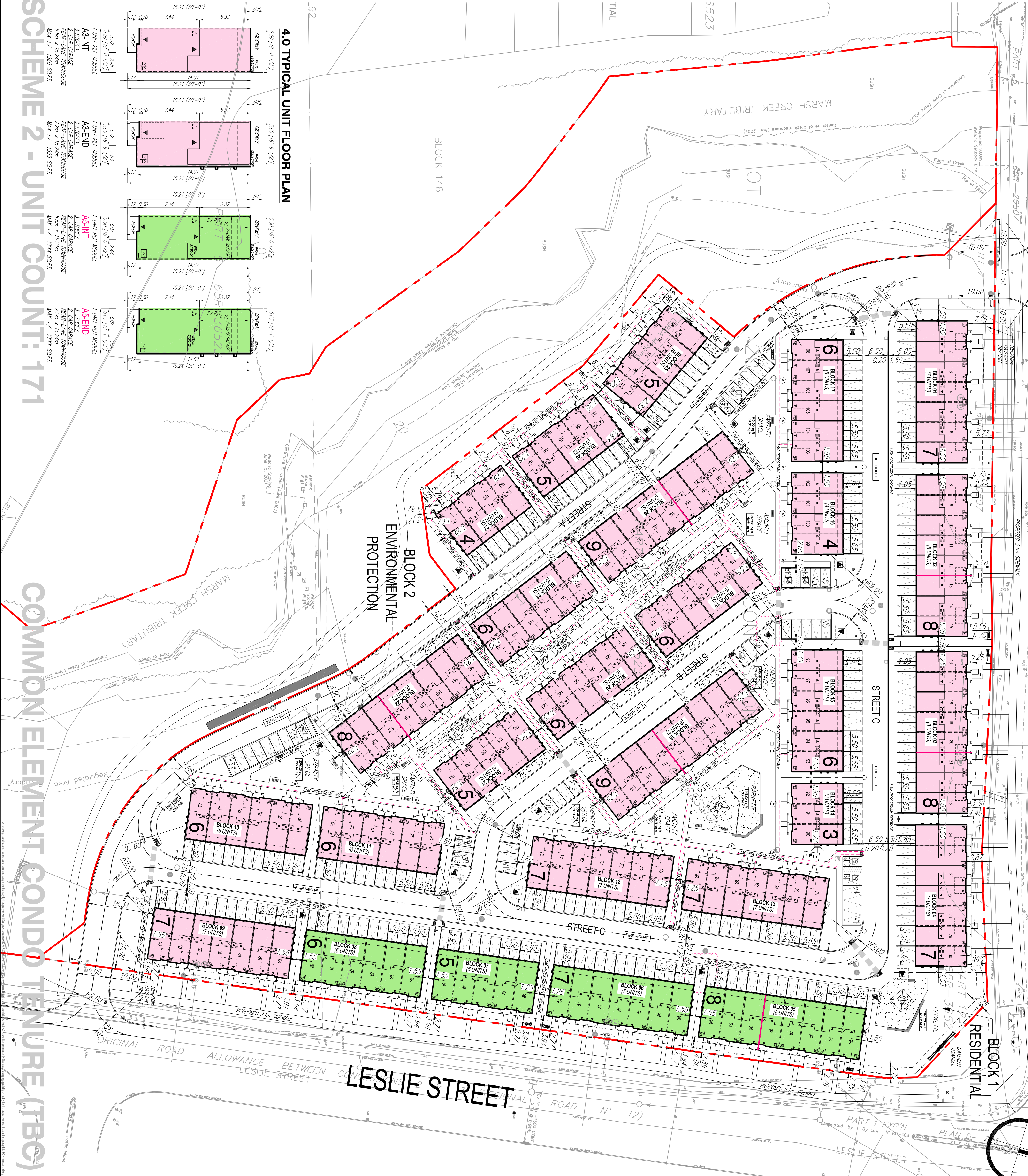
WELLINGTON STREET EAST

CONCESSION 2 (REGIONAL ROAD N75)



LESLIE STREET

BLOCK 2
ENVIRONMENTAL
PROTECTION



FOR SPA SUBMISSION

LAST UPDATED: JULY 21, 2026

SCHEME 2 - UNIT COUNT: 171

COMMON ELEMENT CONDO TENURE (TBC)

Project information and contact details for Hunt Hill Development, including address, phone number, and website.