

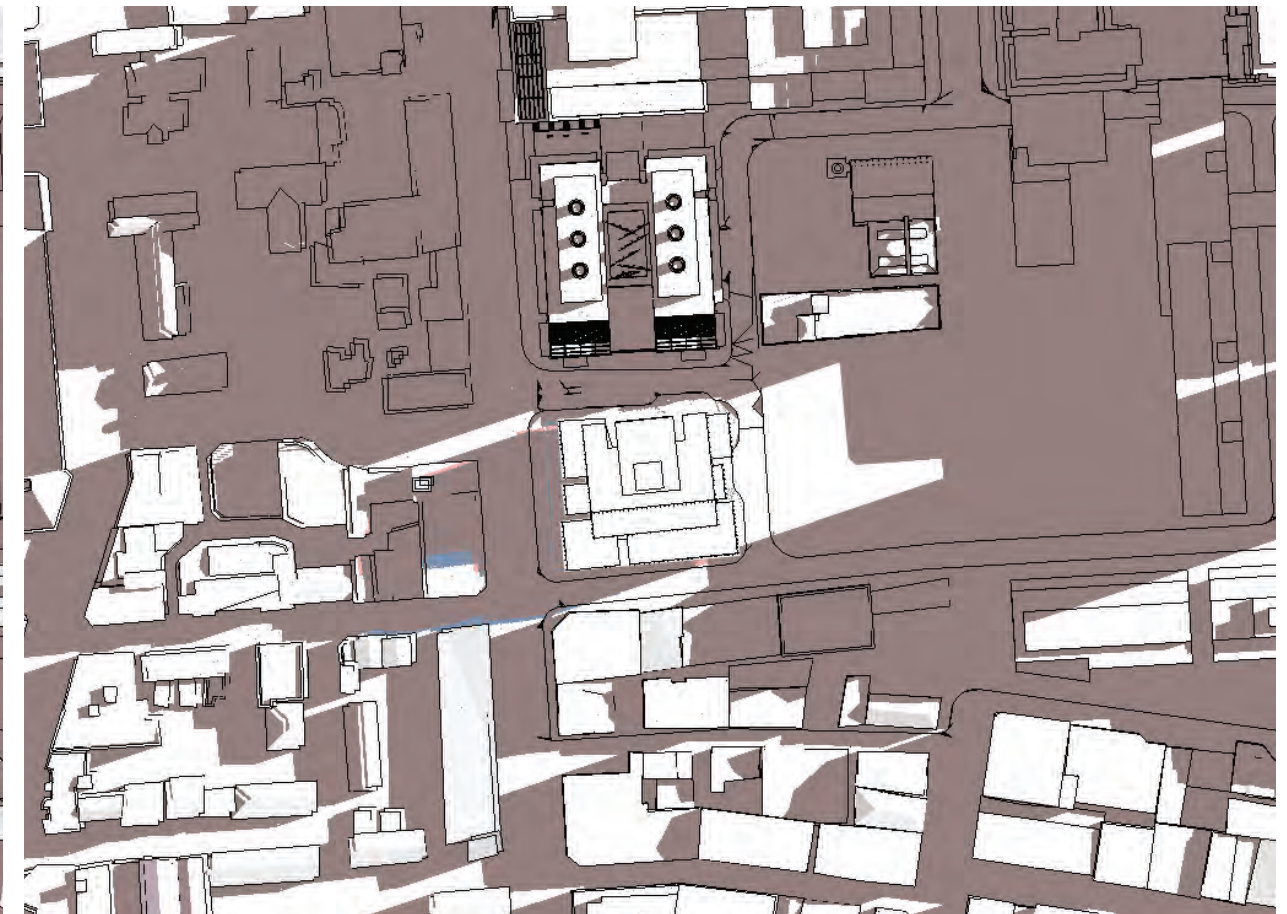
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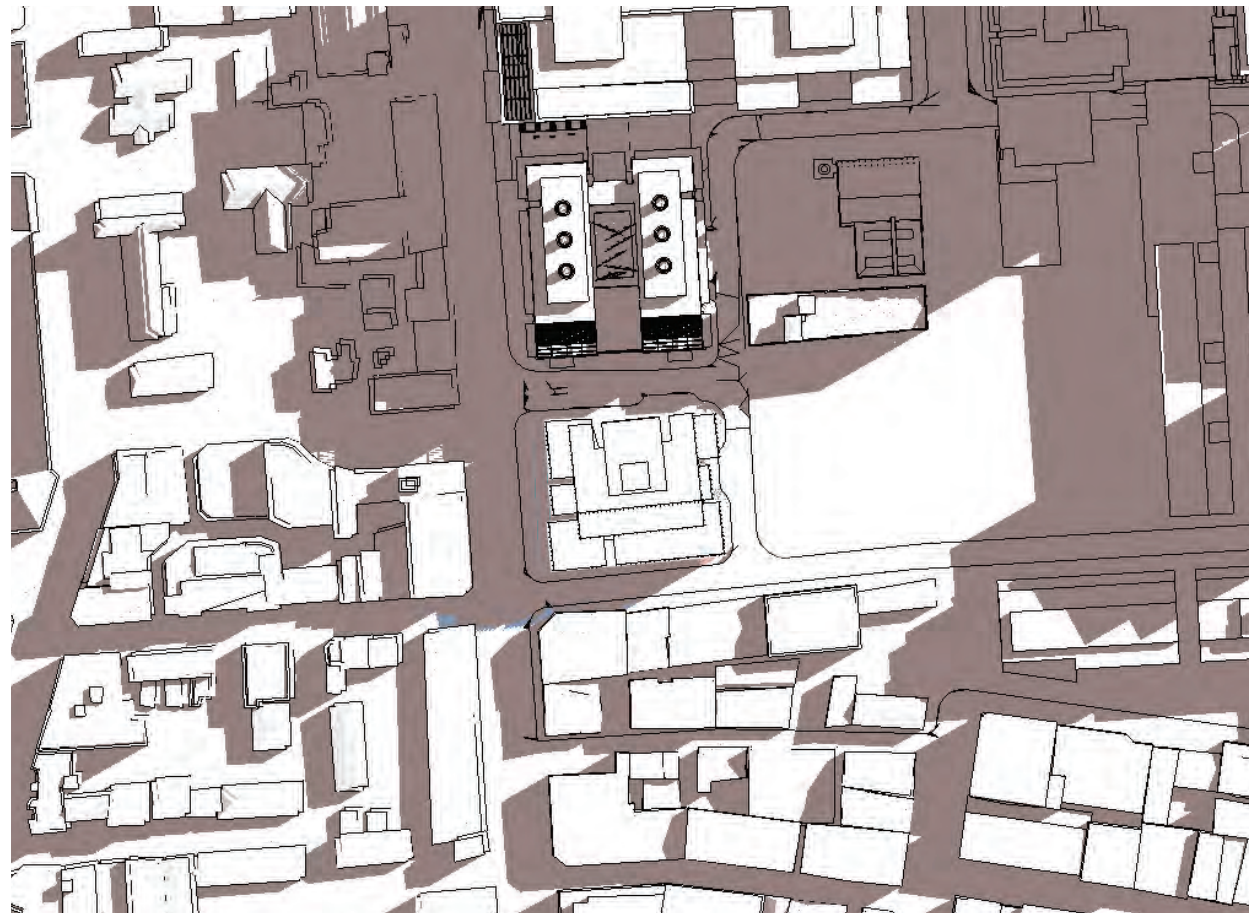
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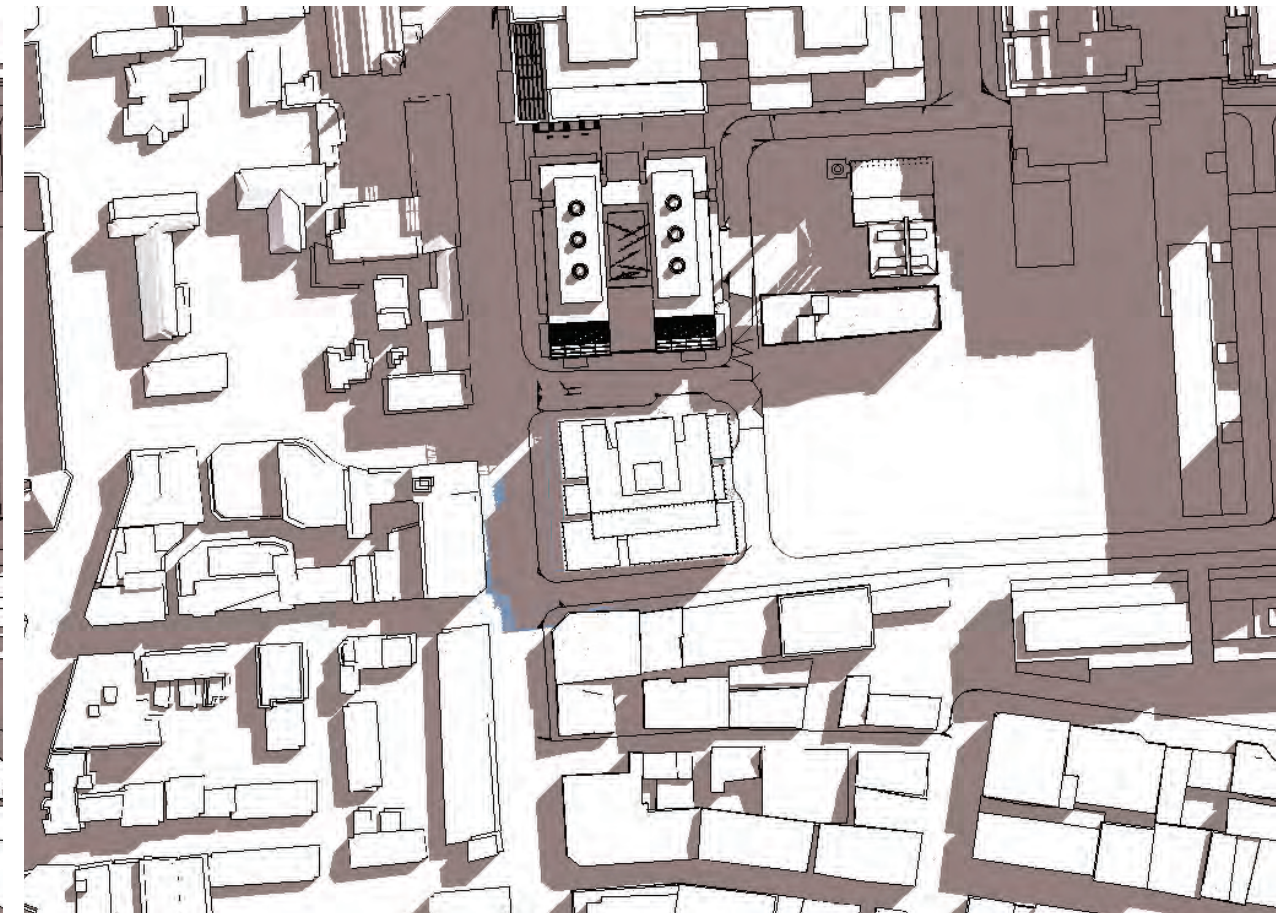
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MARCH 21 8AM



MARCH 21 9AM



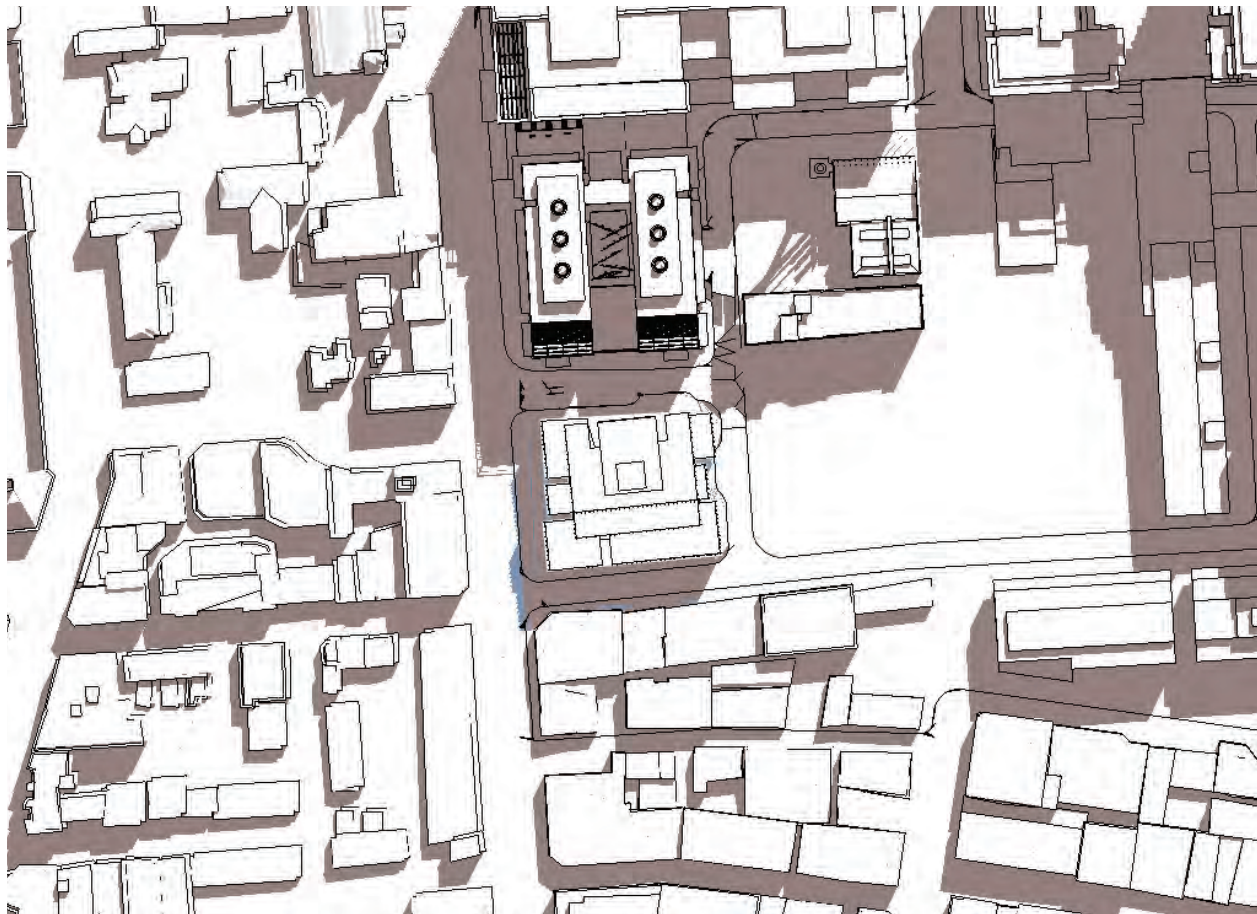
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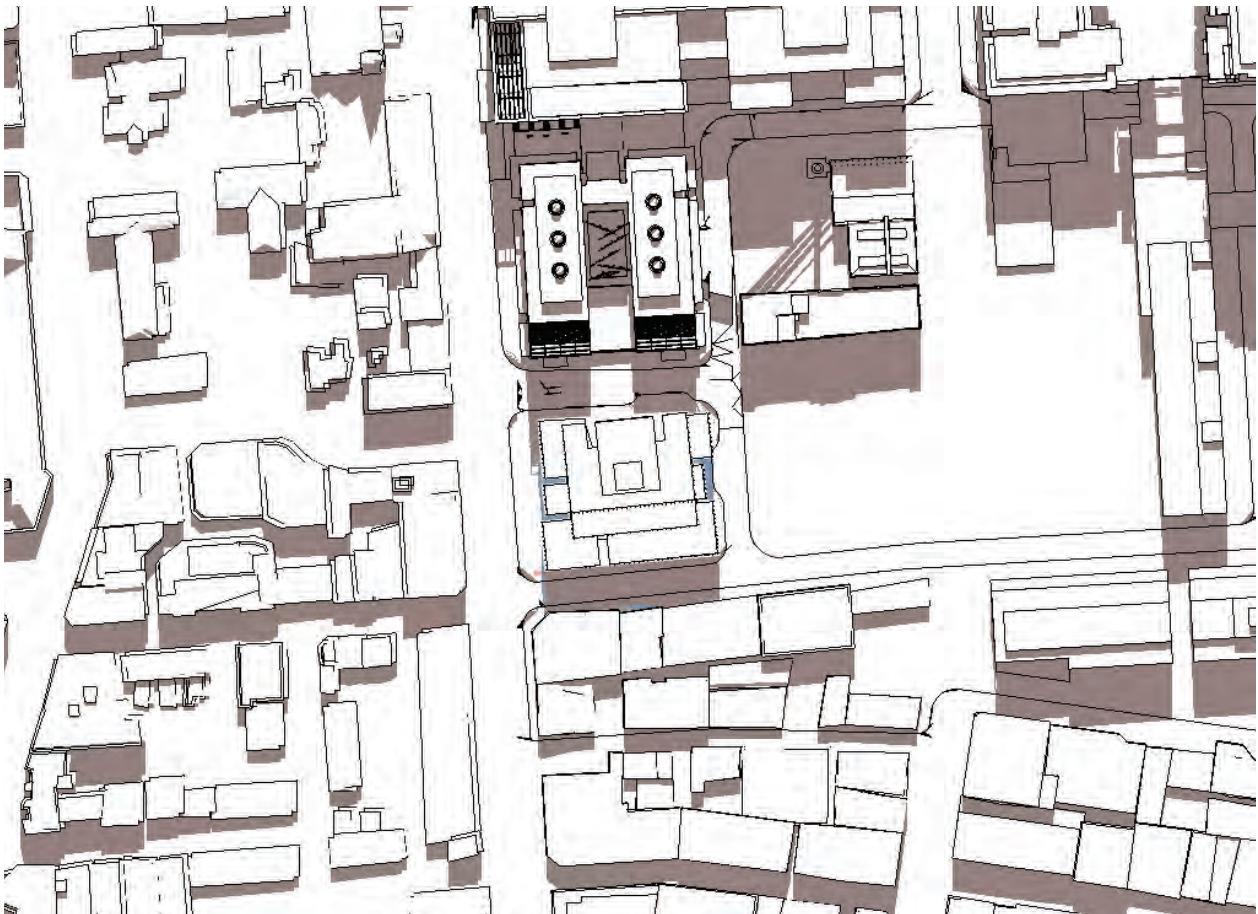
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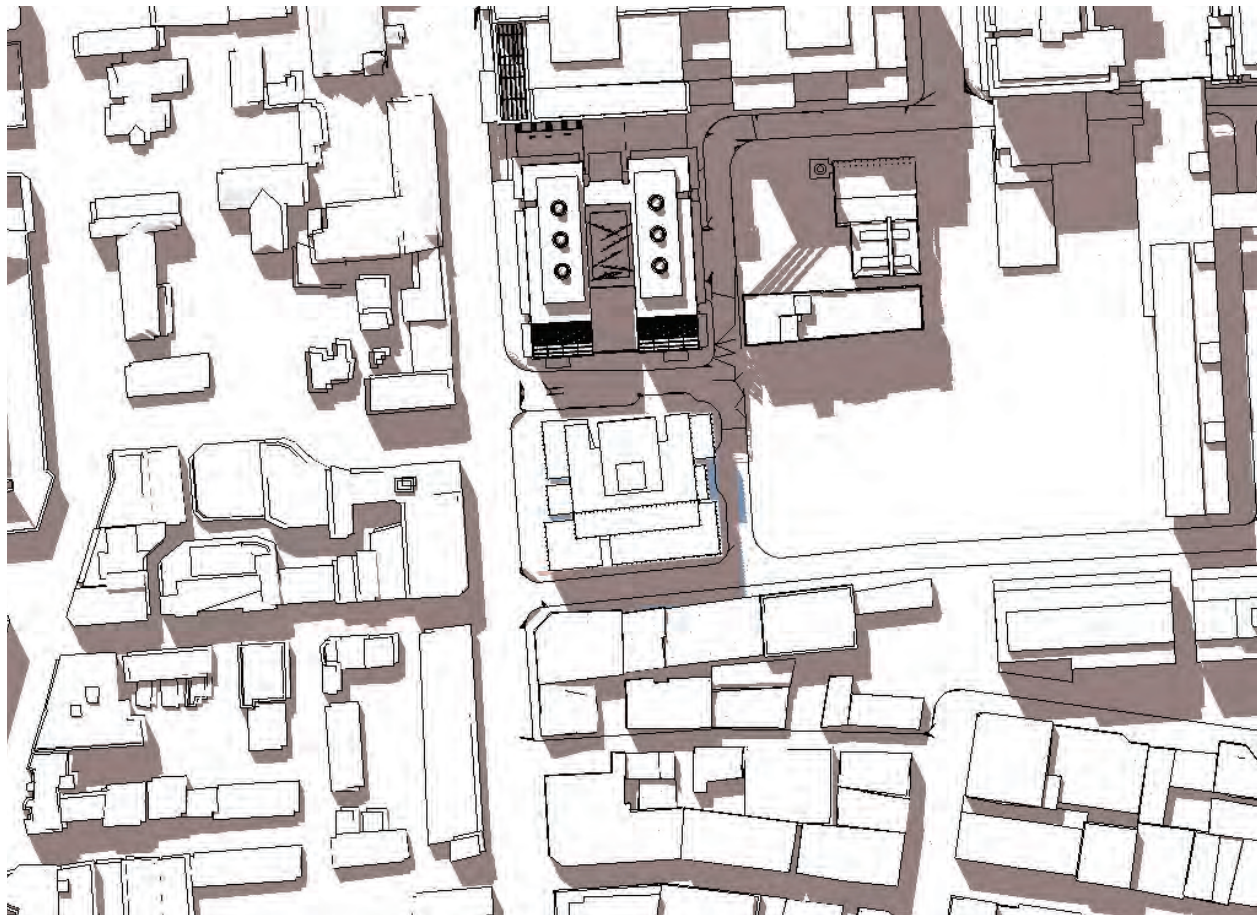
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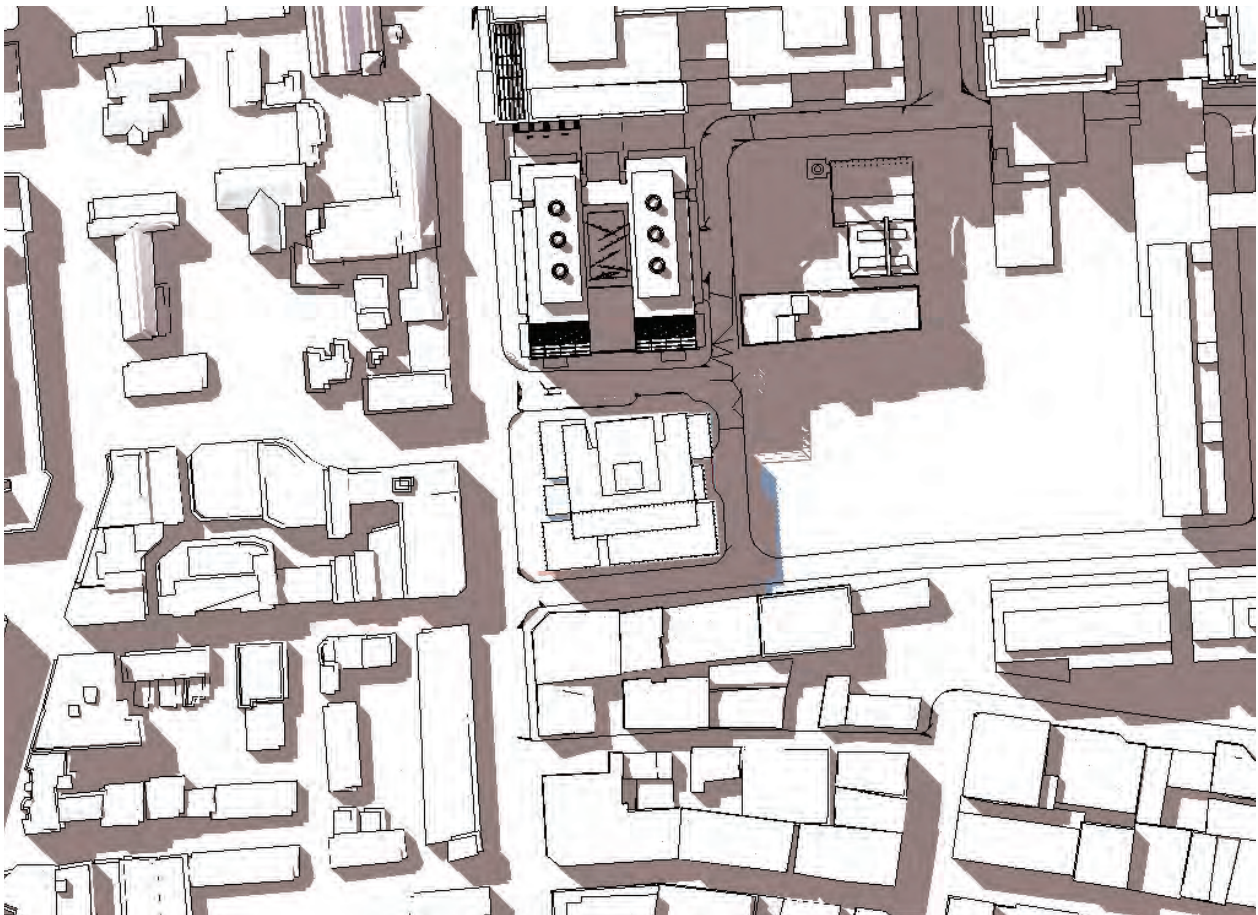
MARCH 21 11AM



MARCH 21 NOON



MARCH 21 1PM



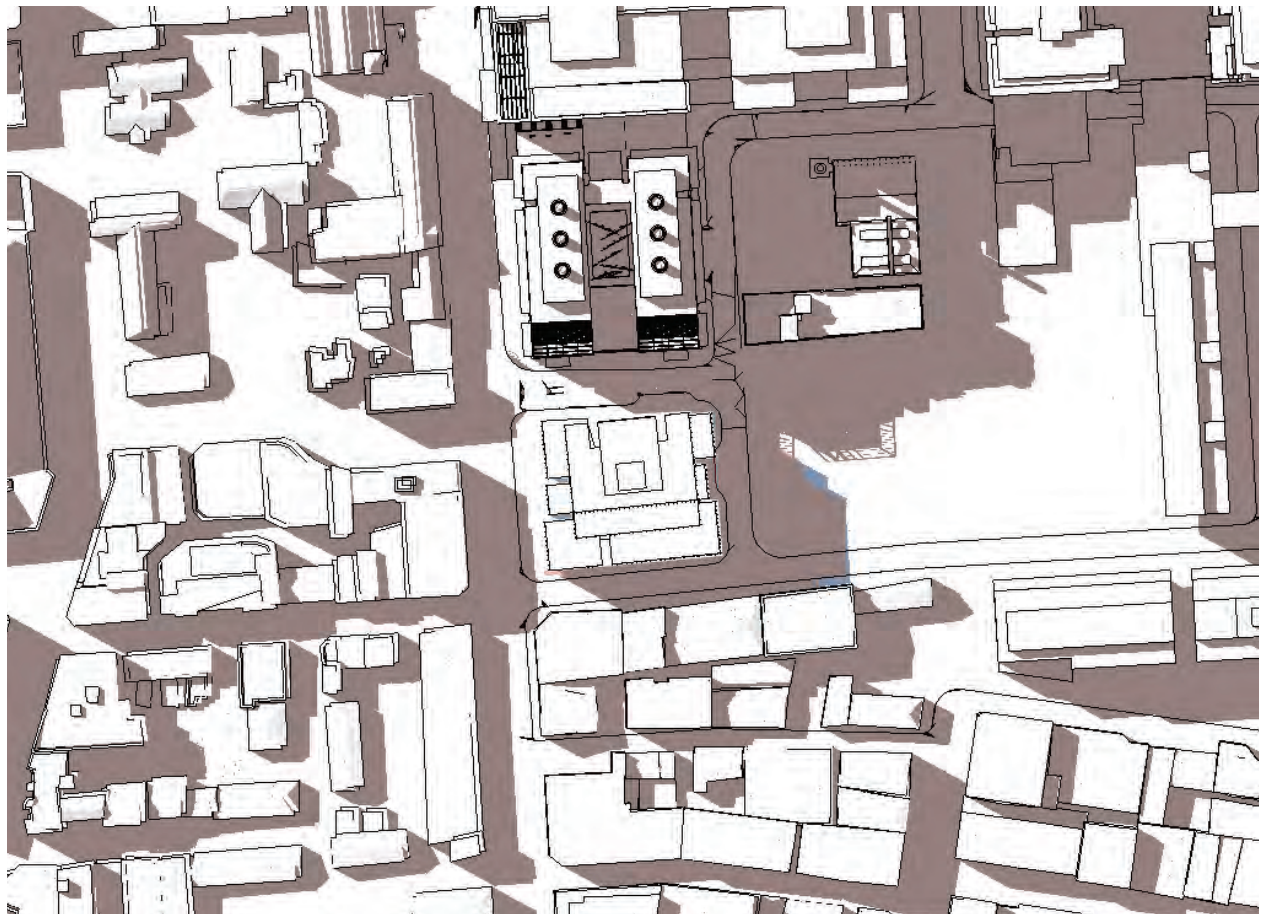
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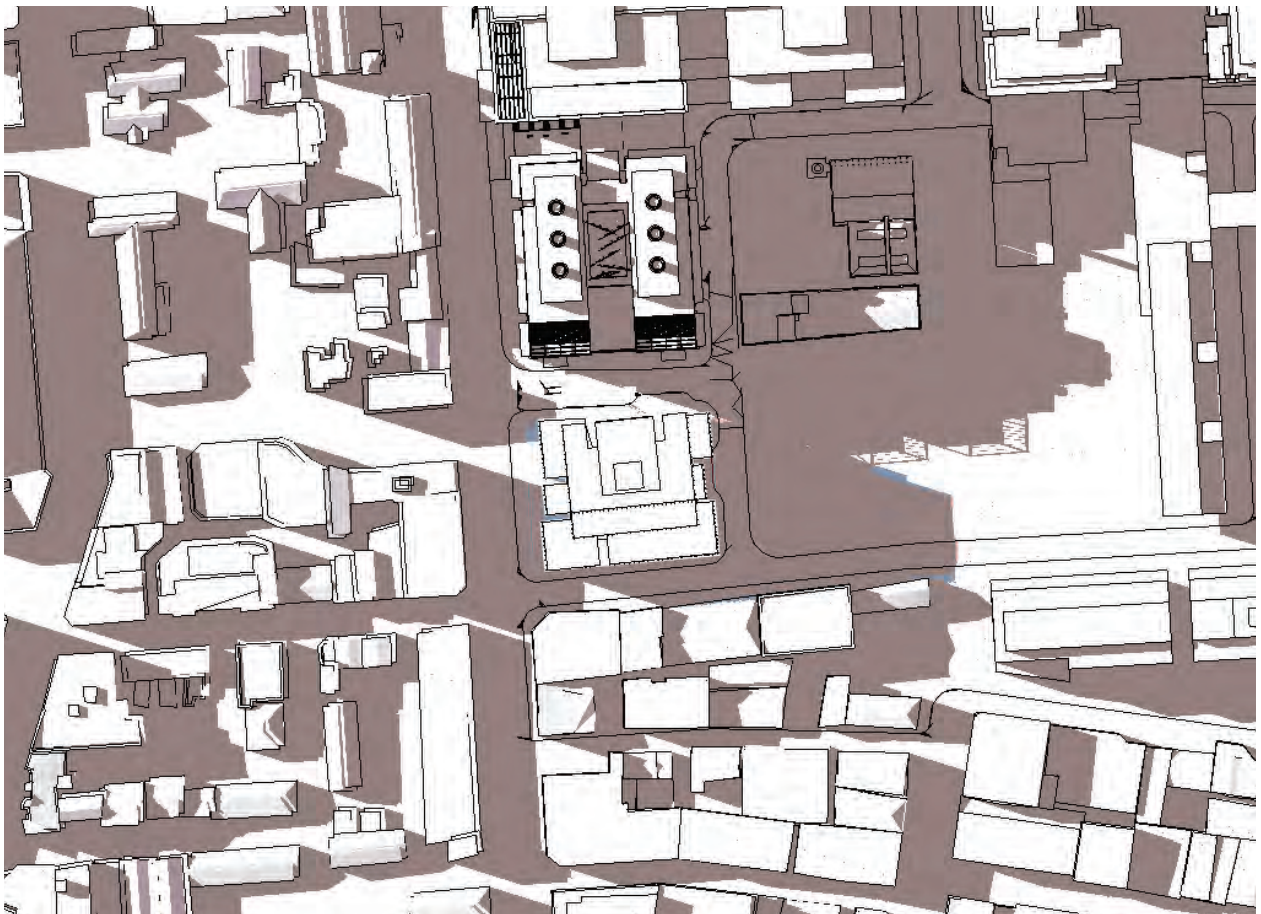
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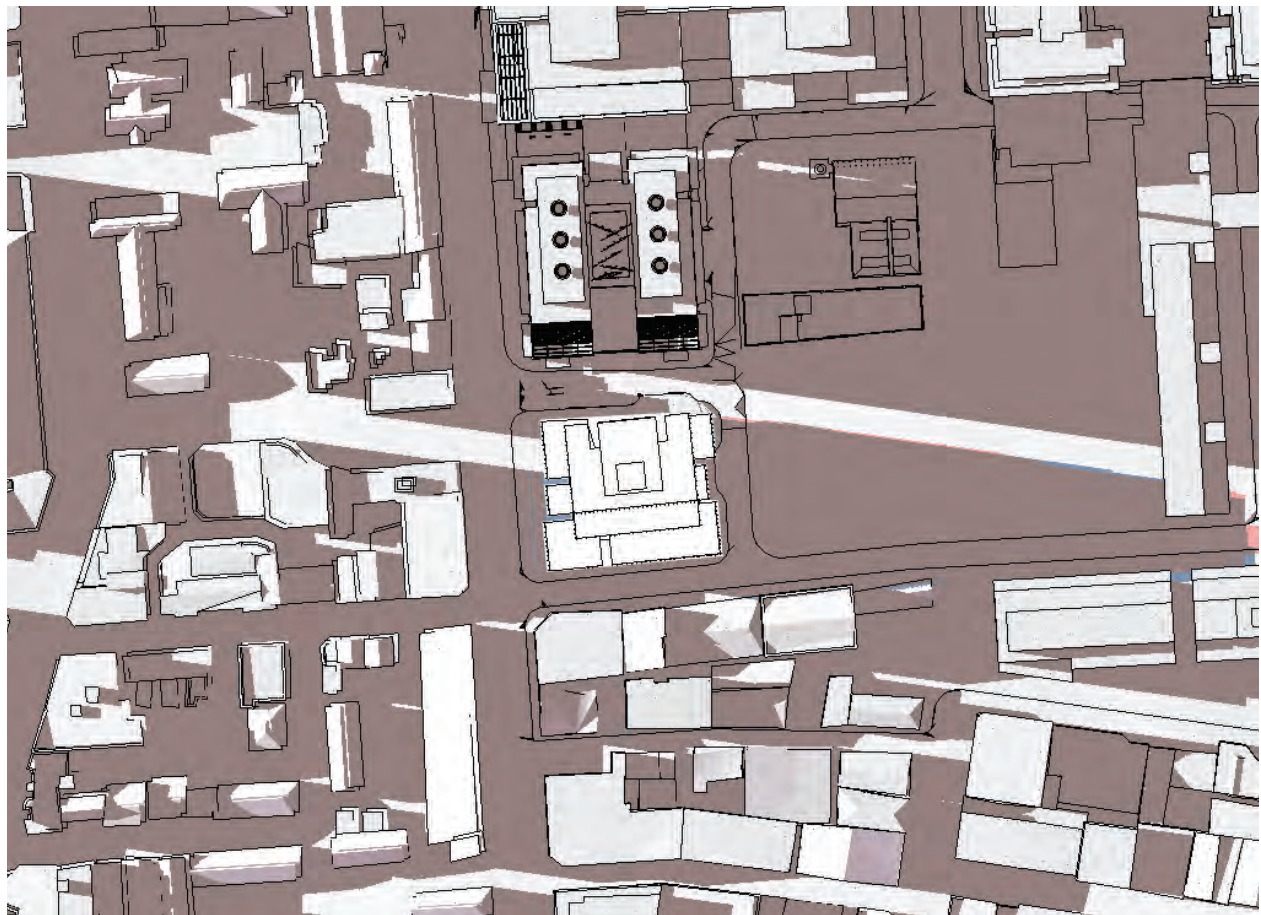
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MARCH 21 3PM



MARCH 21 4PM



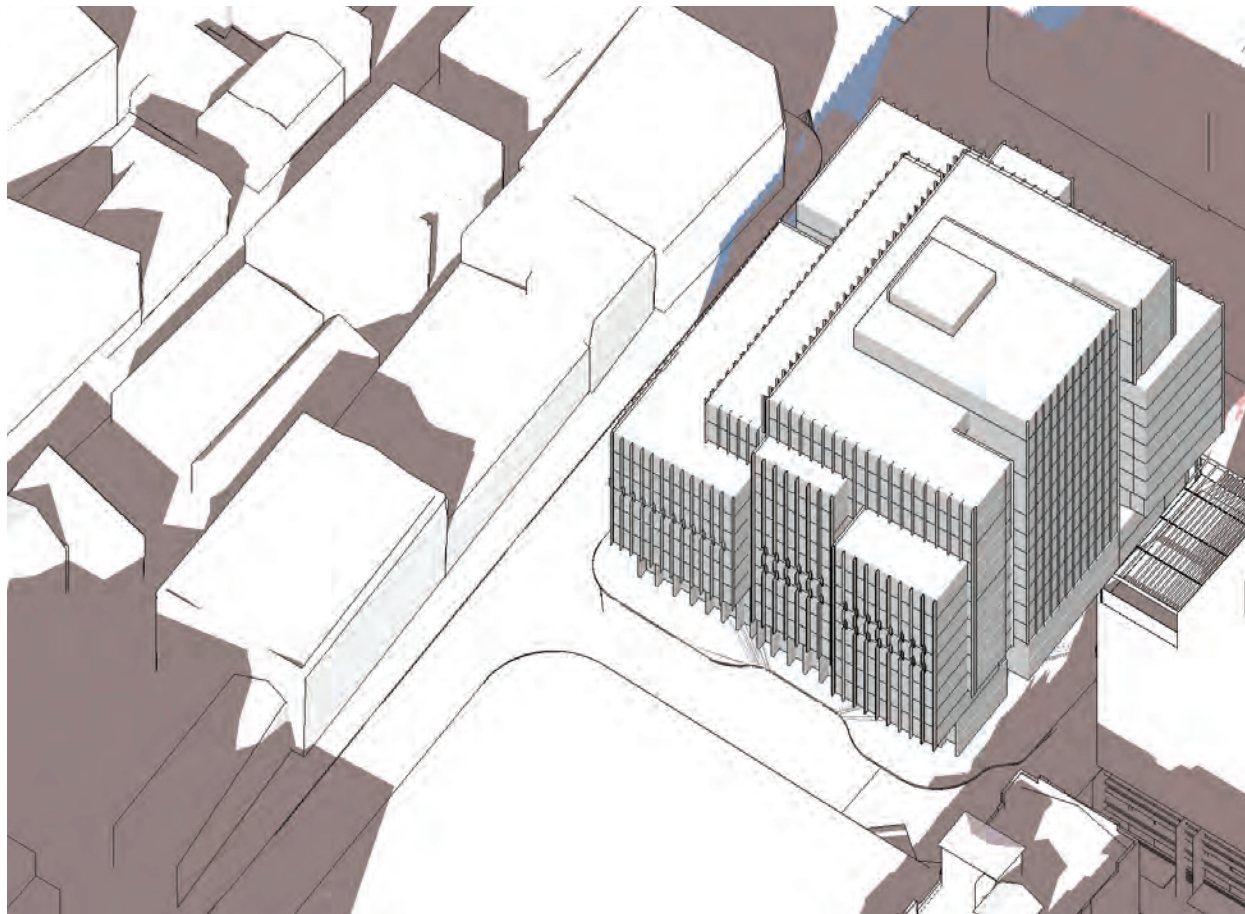
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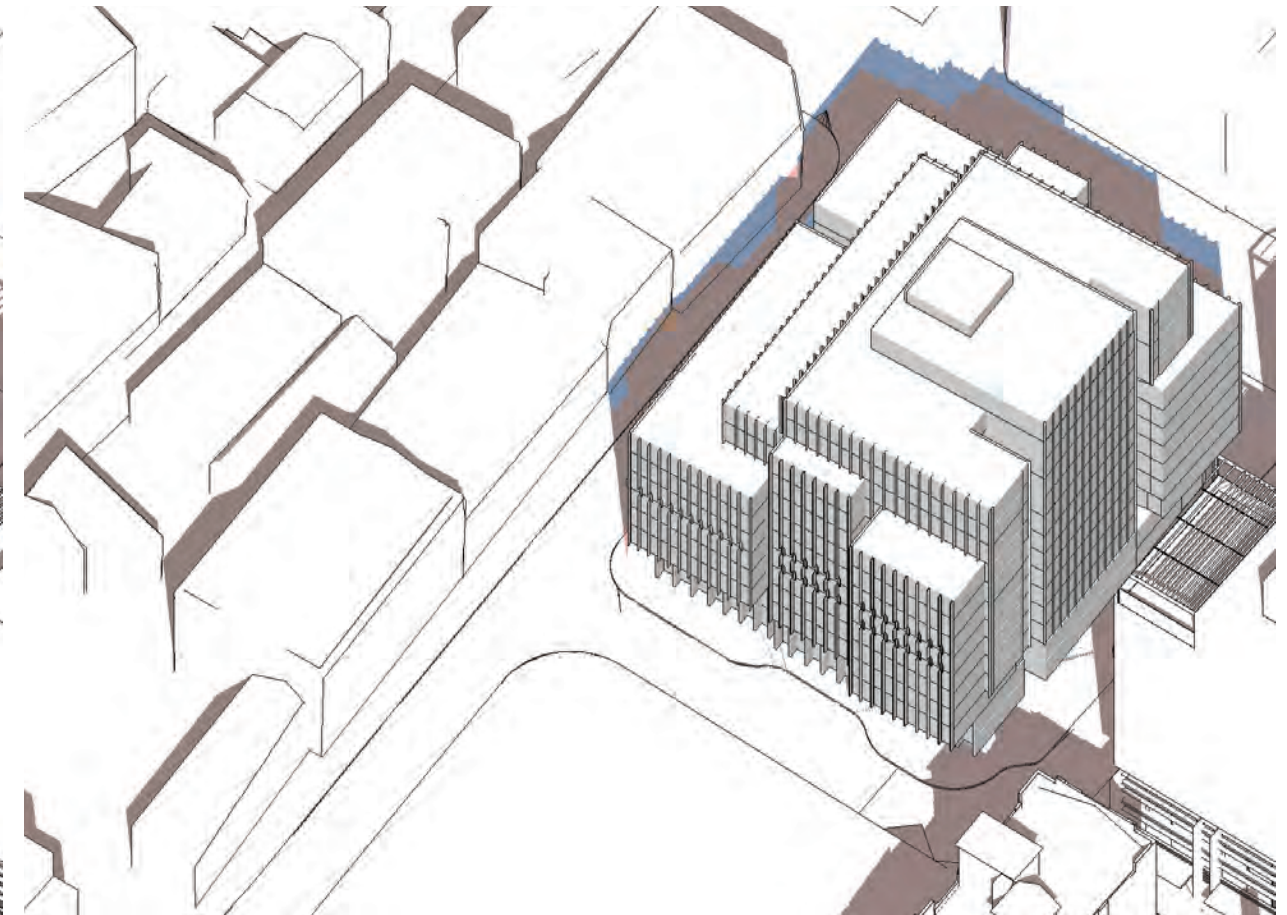
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O'CONNOR ST MARCH 21 - 9AM



O'CONNOR ST MARCH 21 - 9:30AM

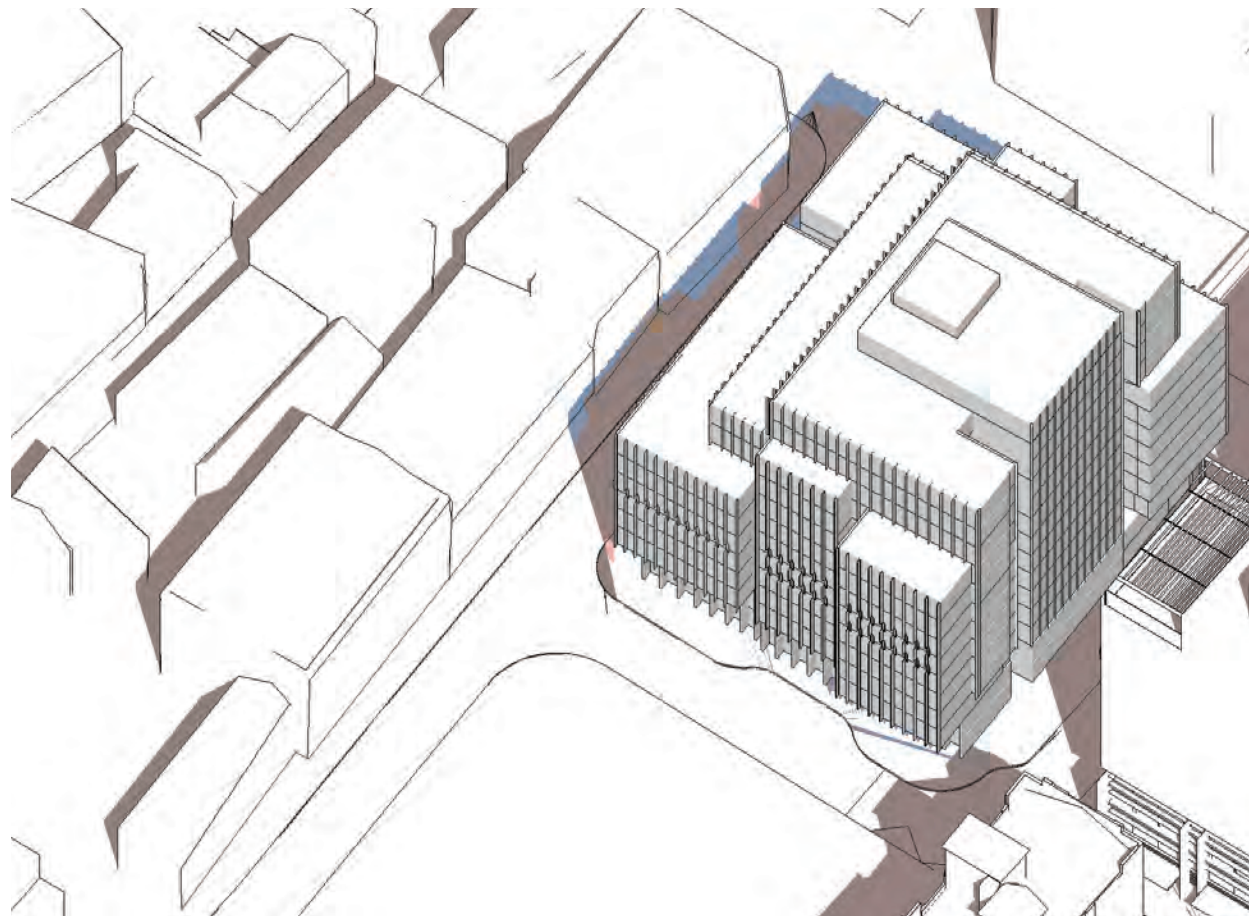


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O'CONNOR ST MARCH 21 - 11AM



O'CONNOR ST MARCH 21 - 11:30AM

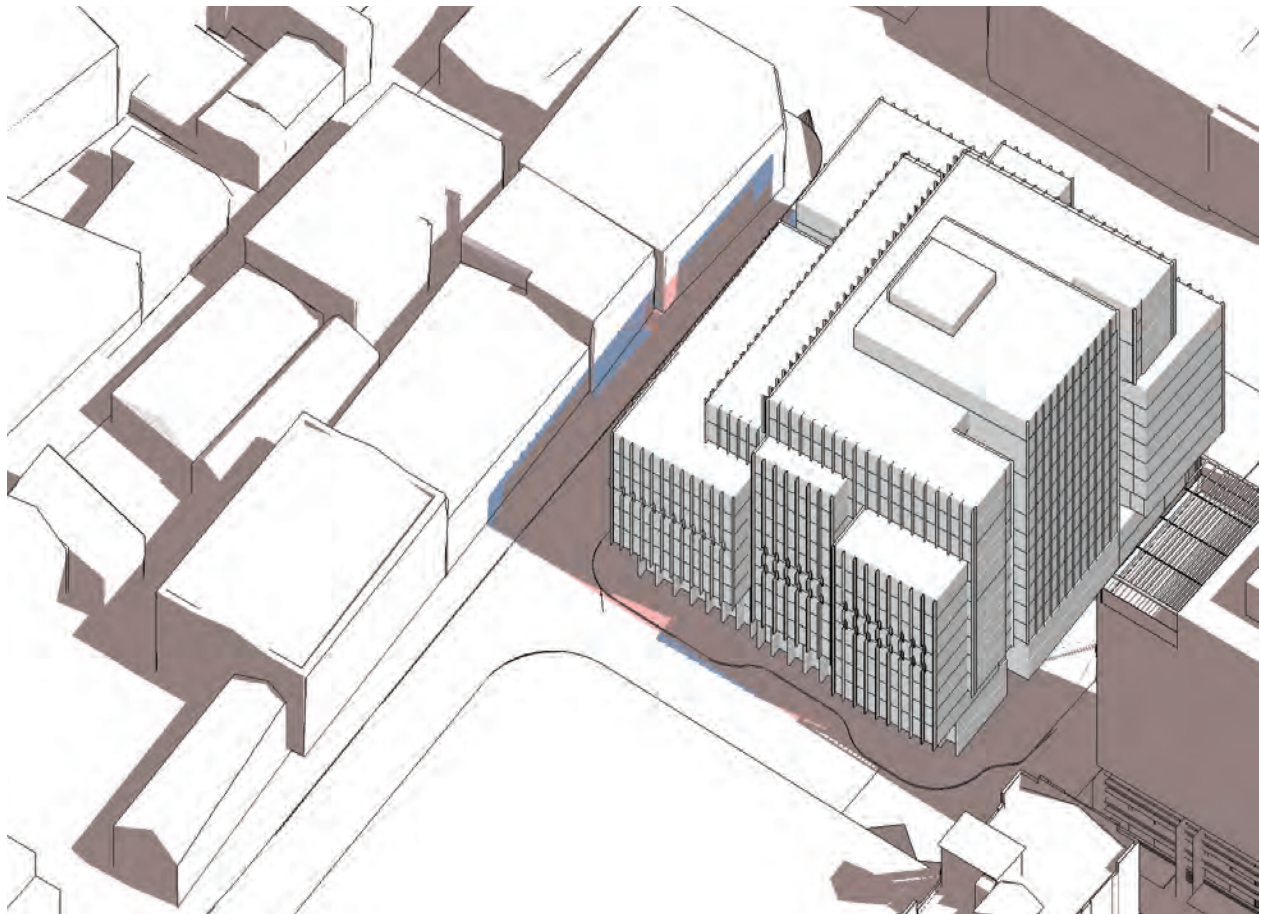


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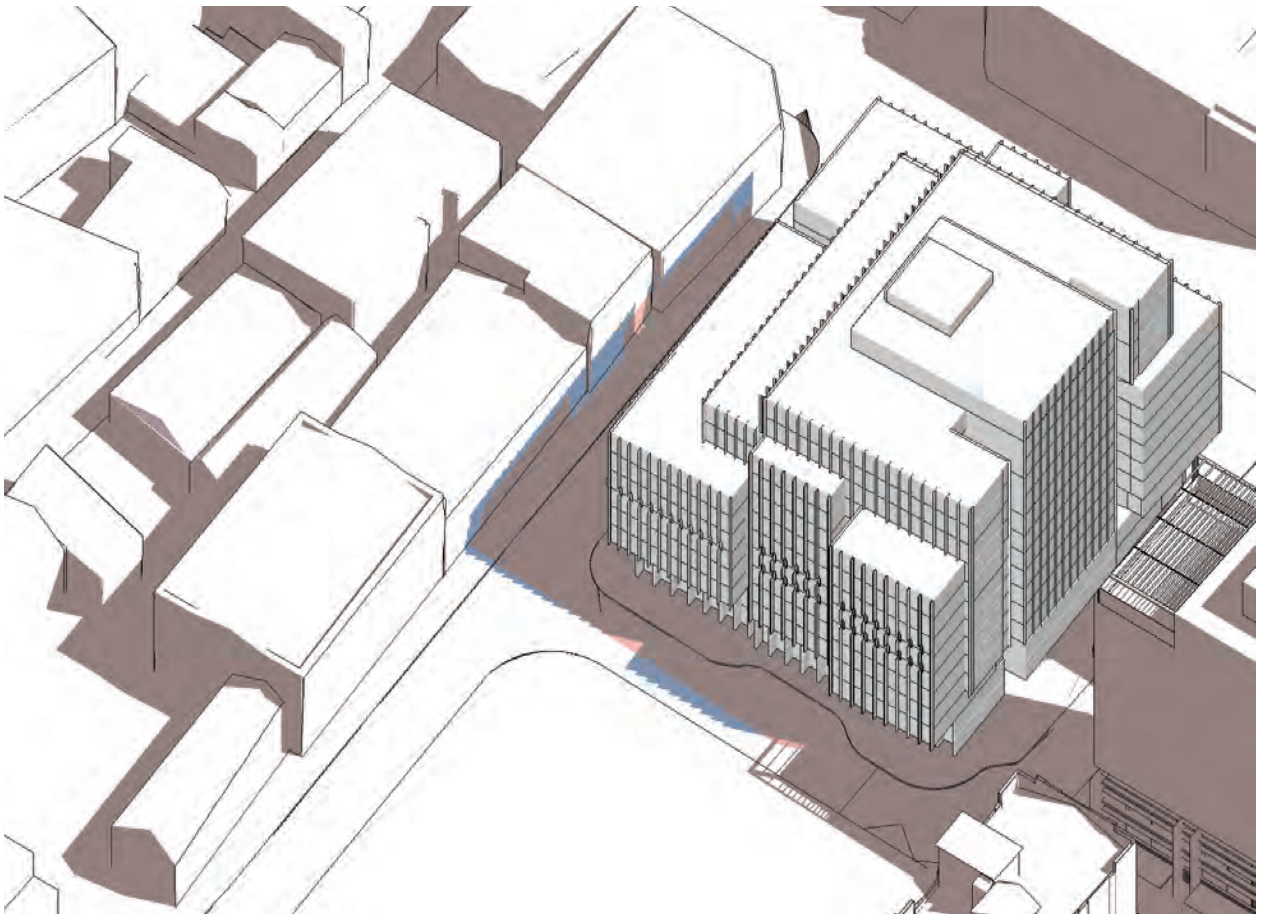
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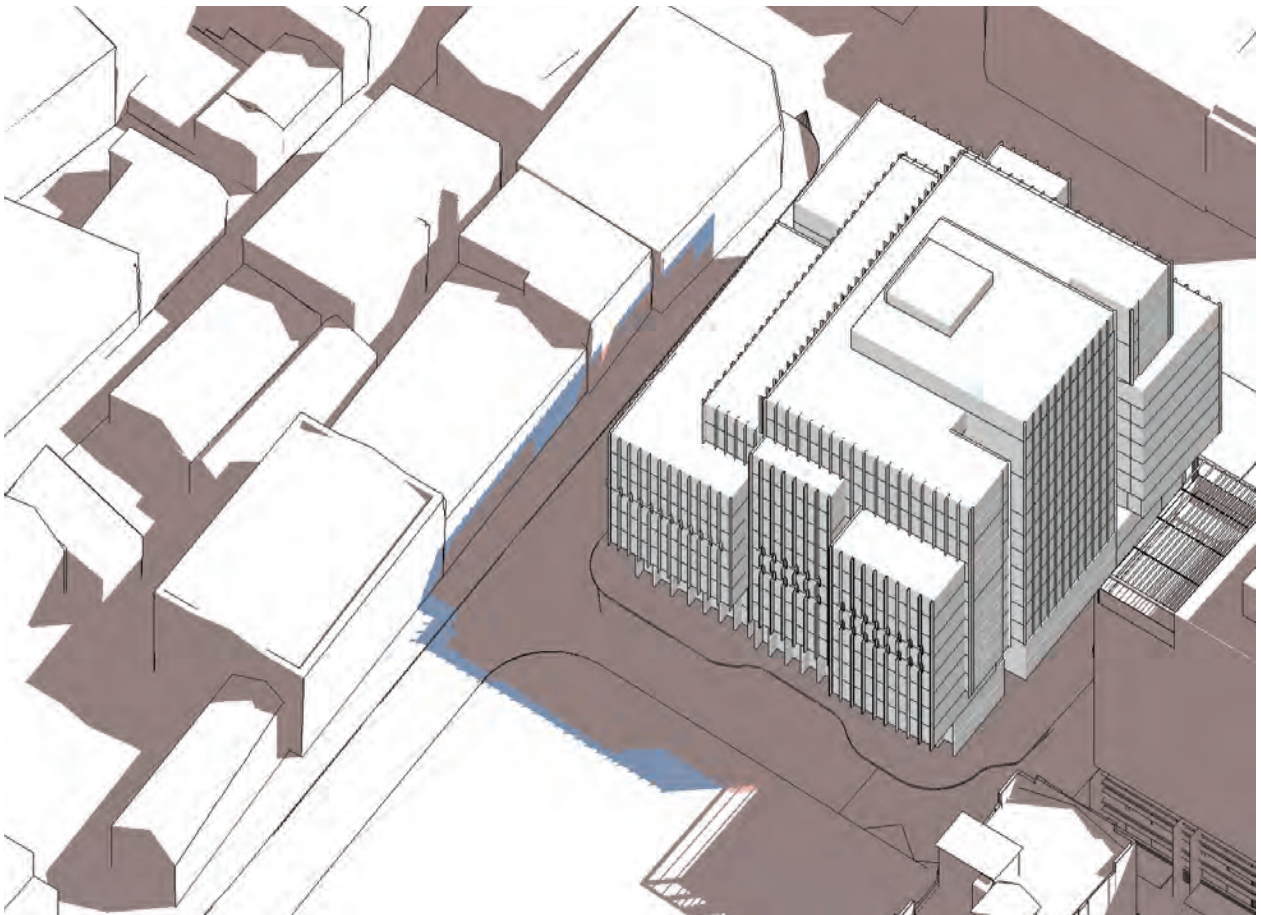
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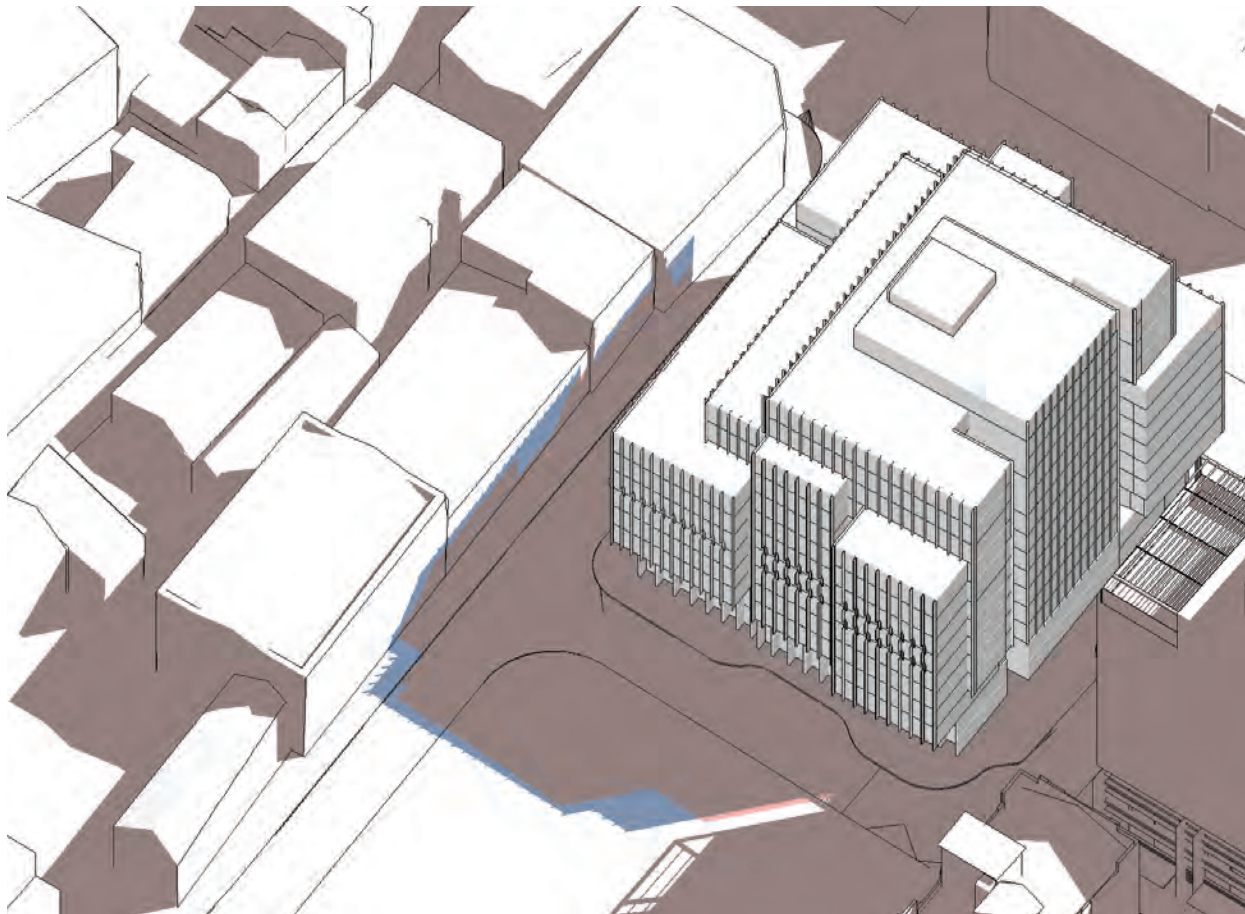


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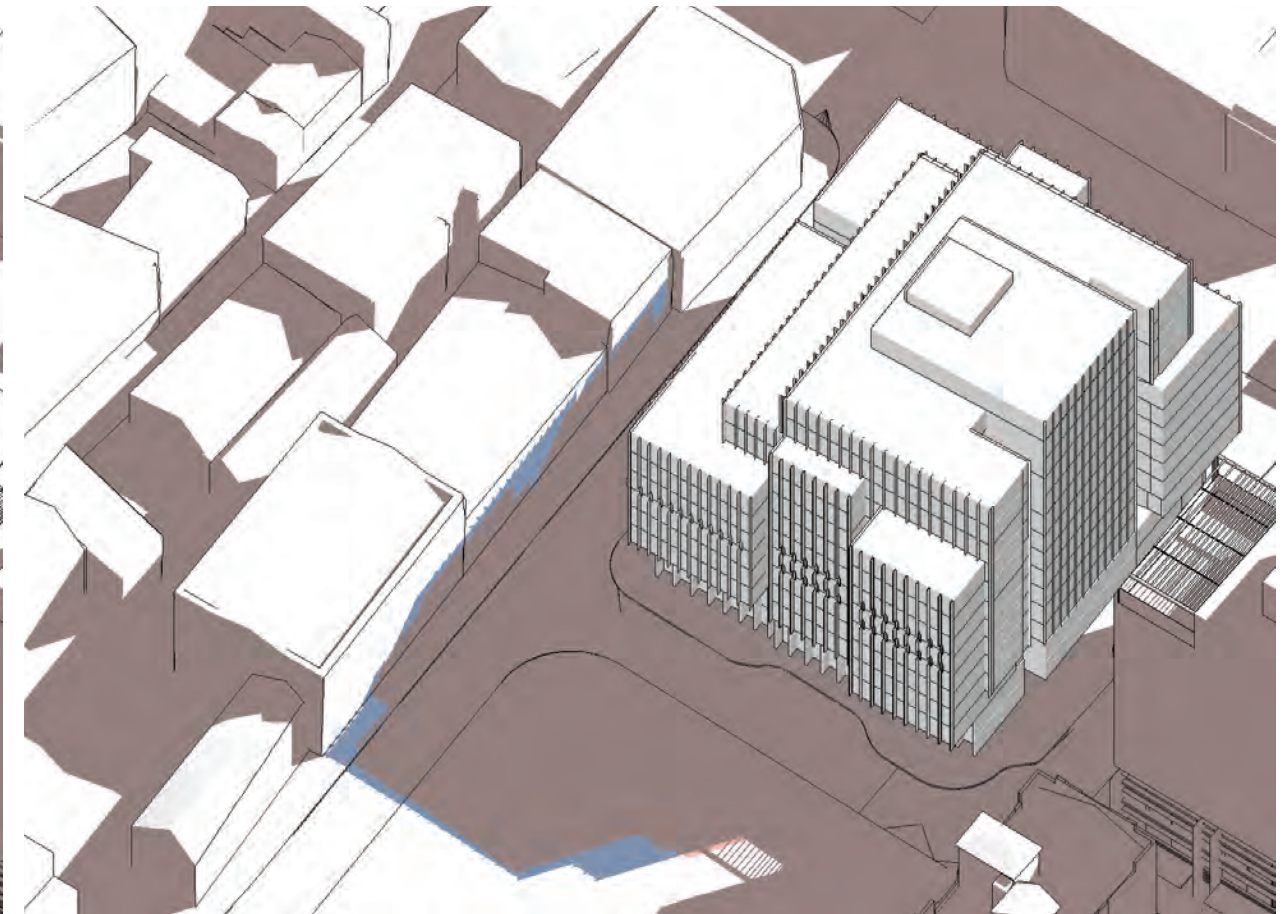
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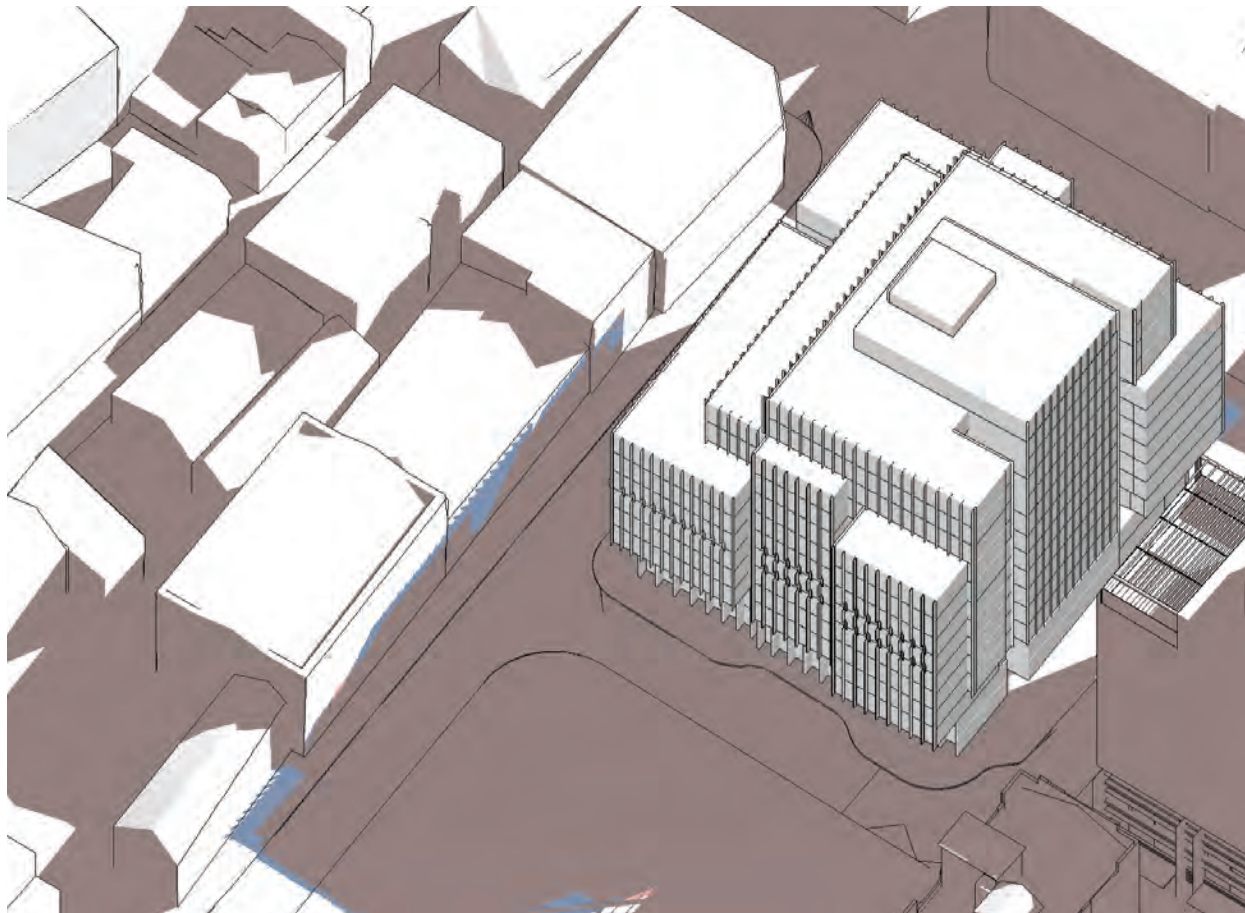
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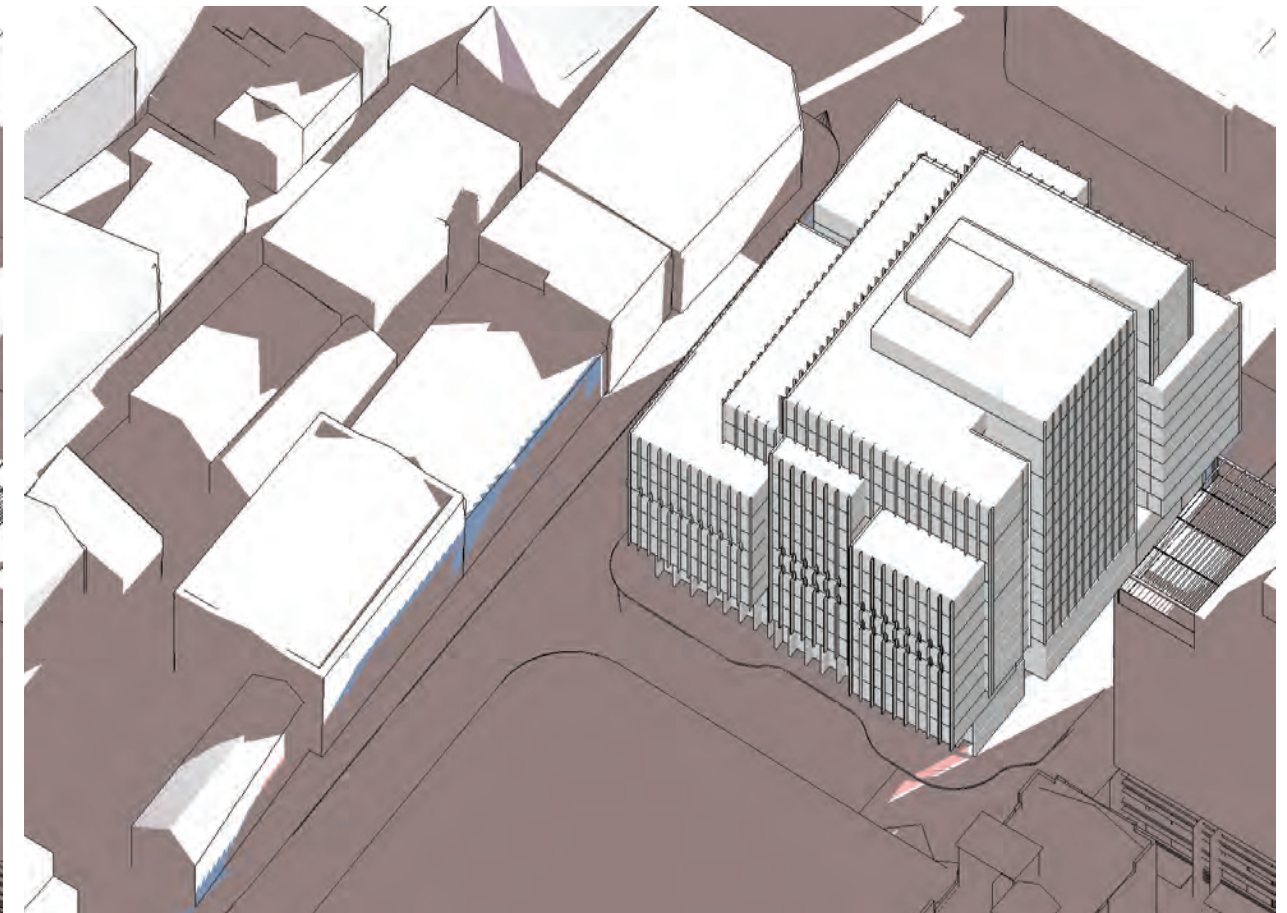
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O'CONNOR ST MARCH 21 - 3PM



O'CONNOR ST MARCH 21 - 3:30PM



O'CONNOR ST MARCH 21 - 4PM

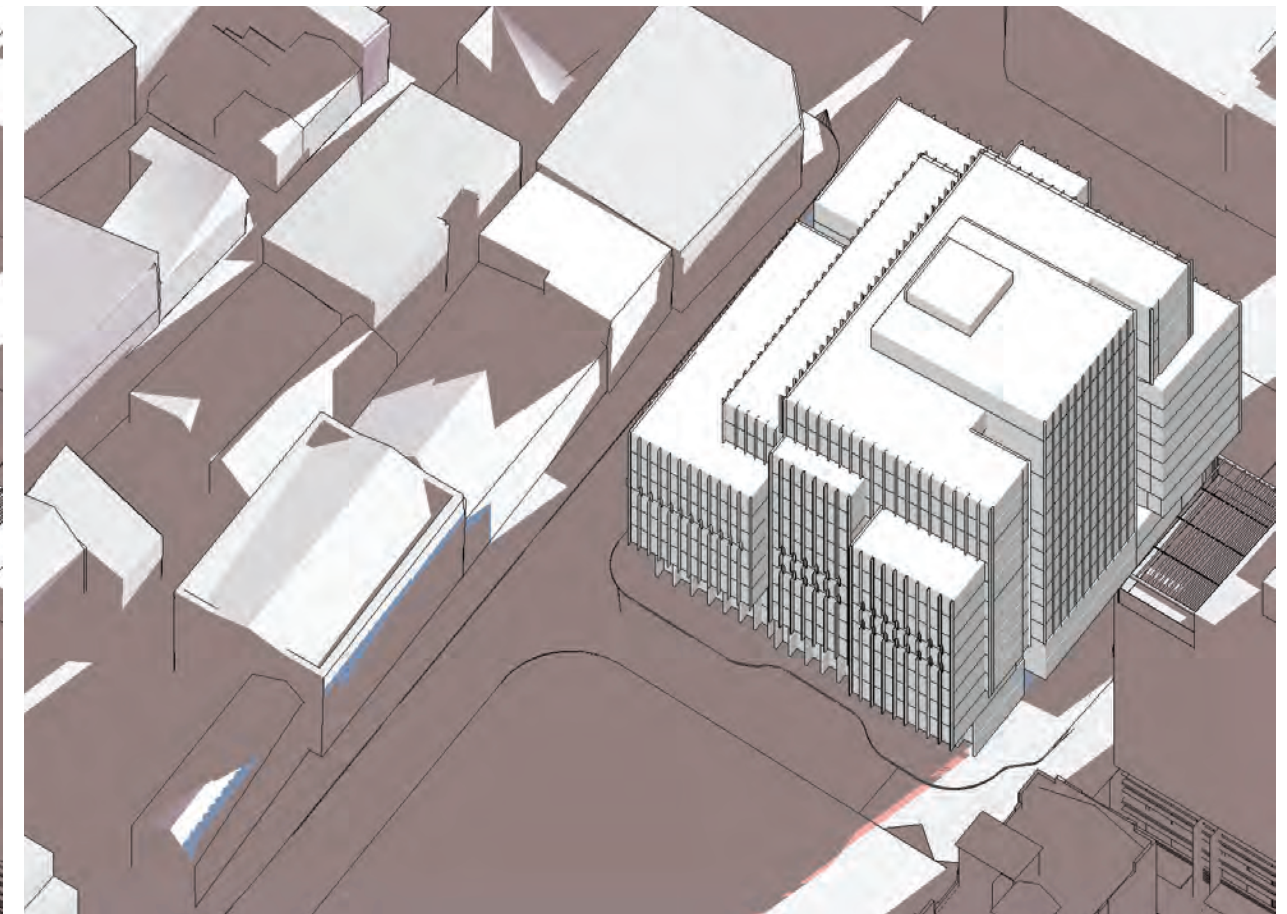
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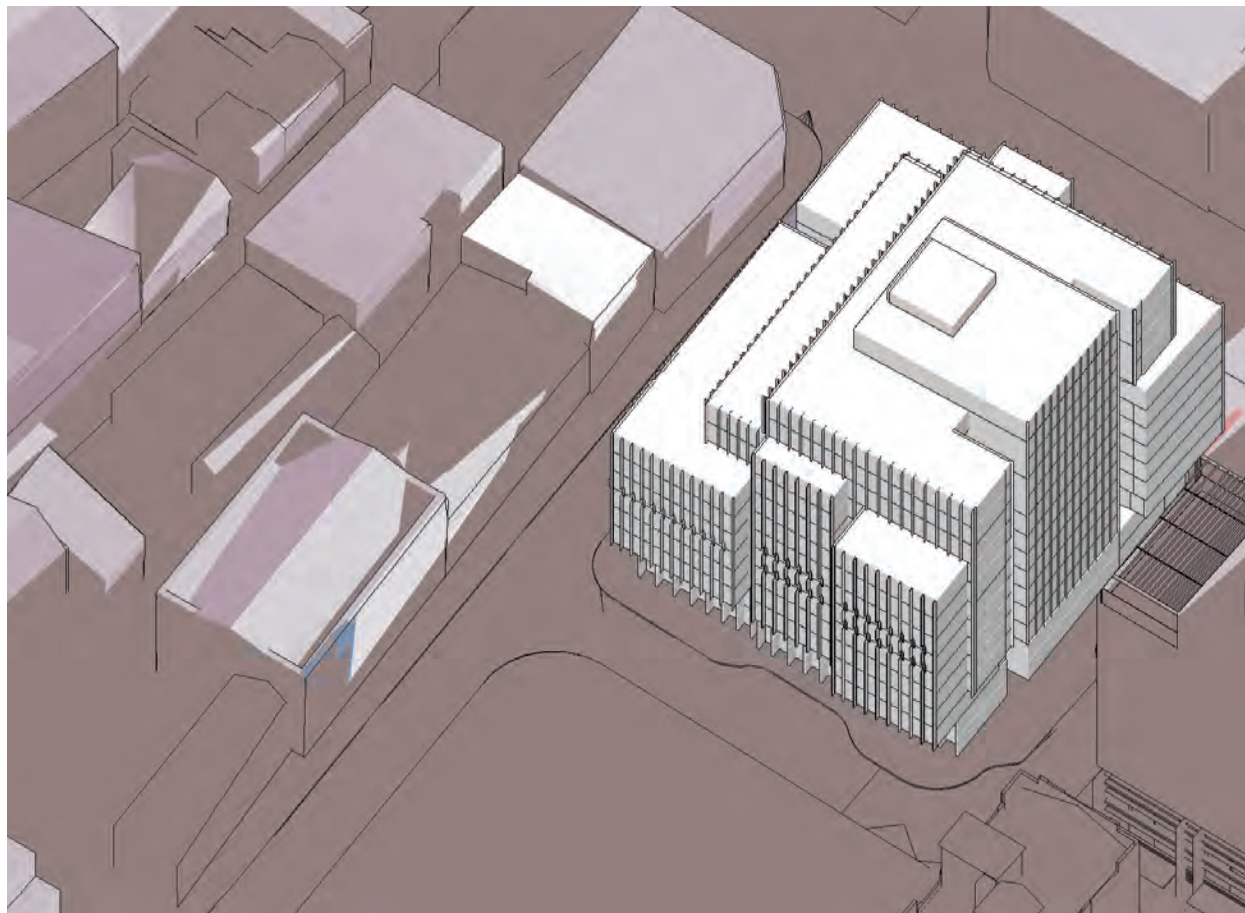
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O'CONNOR ST MARCH 21 - 5PM



O'CONNOR ST MARCH 21 - 5:30PM

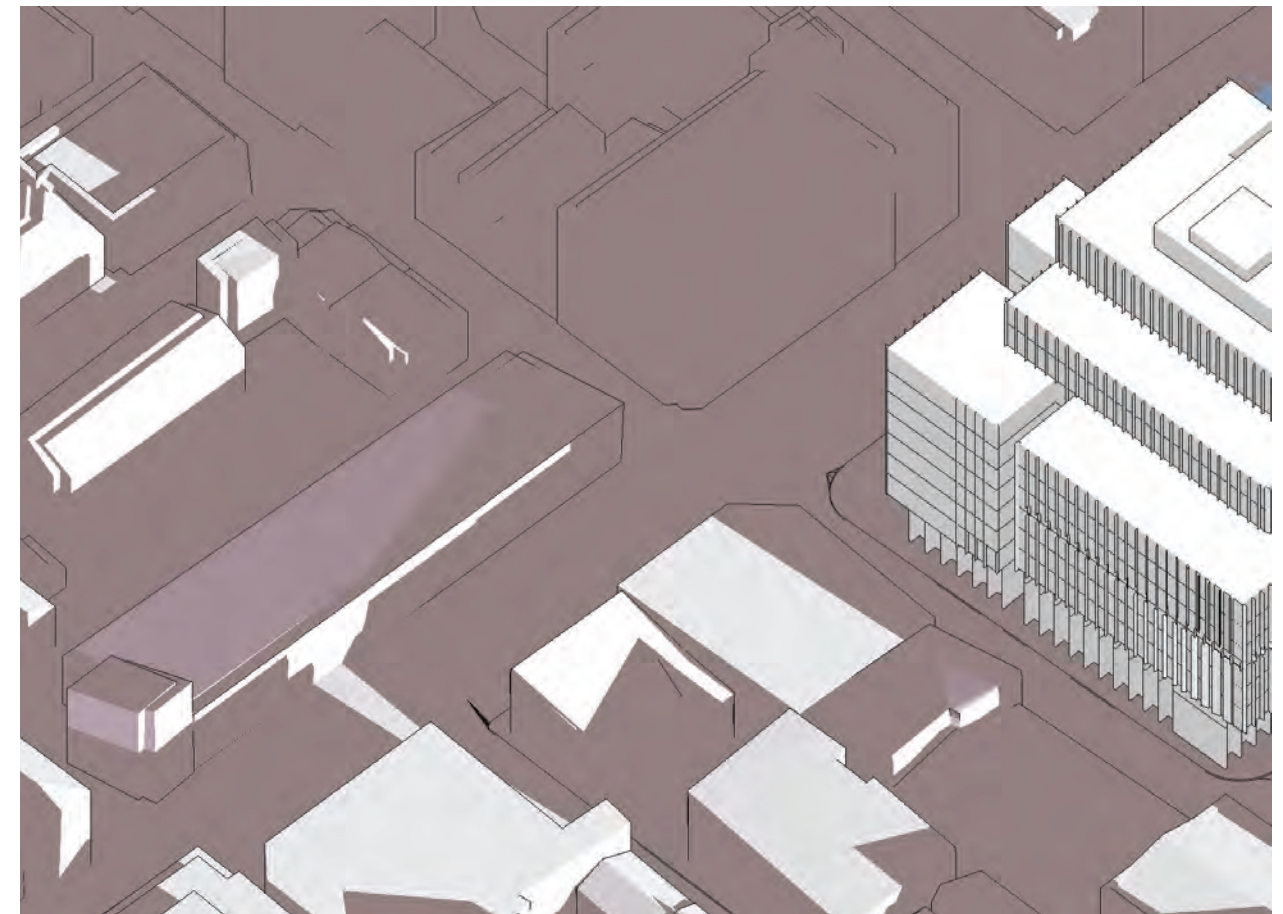
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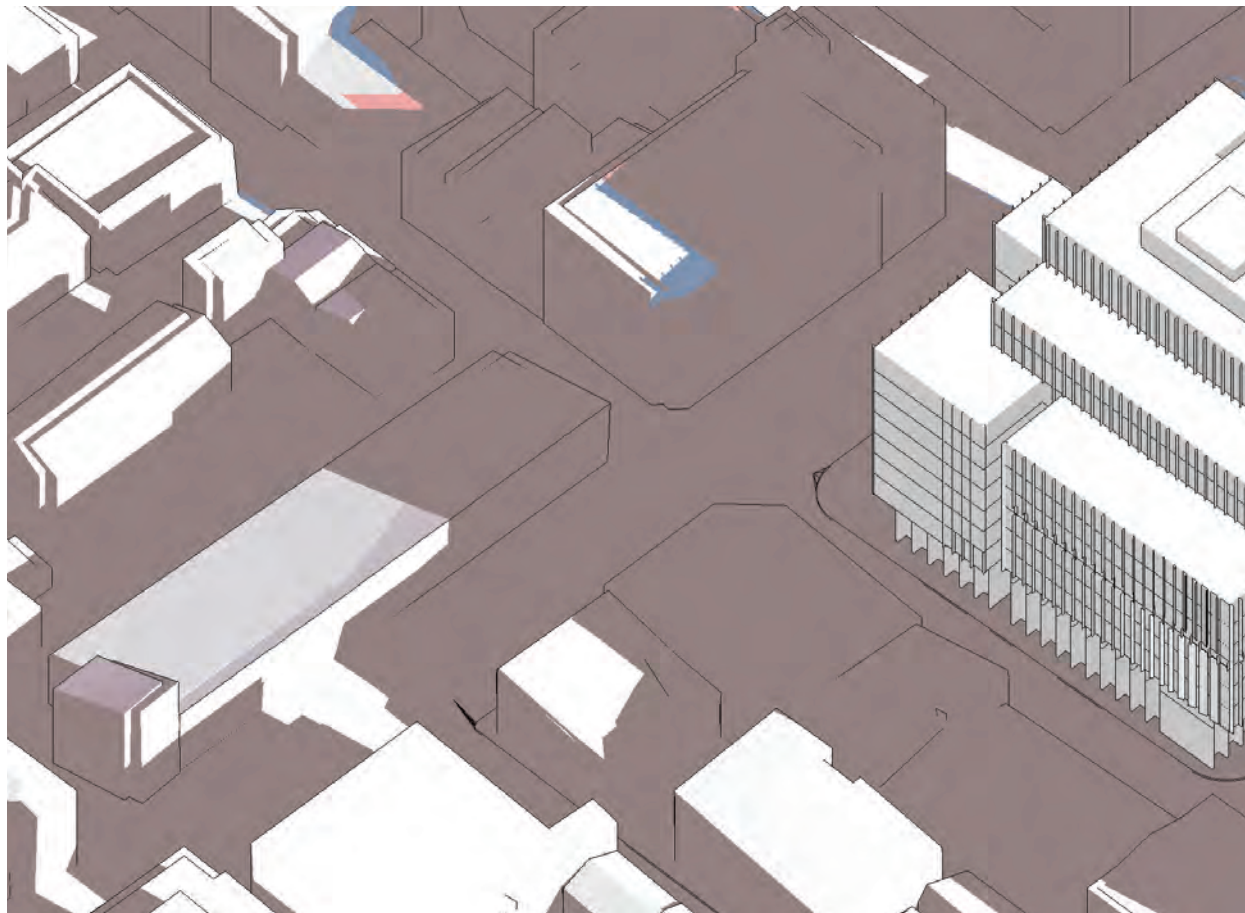
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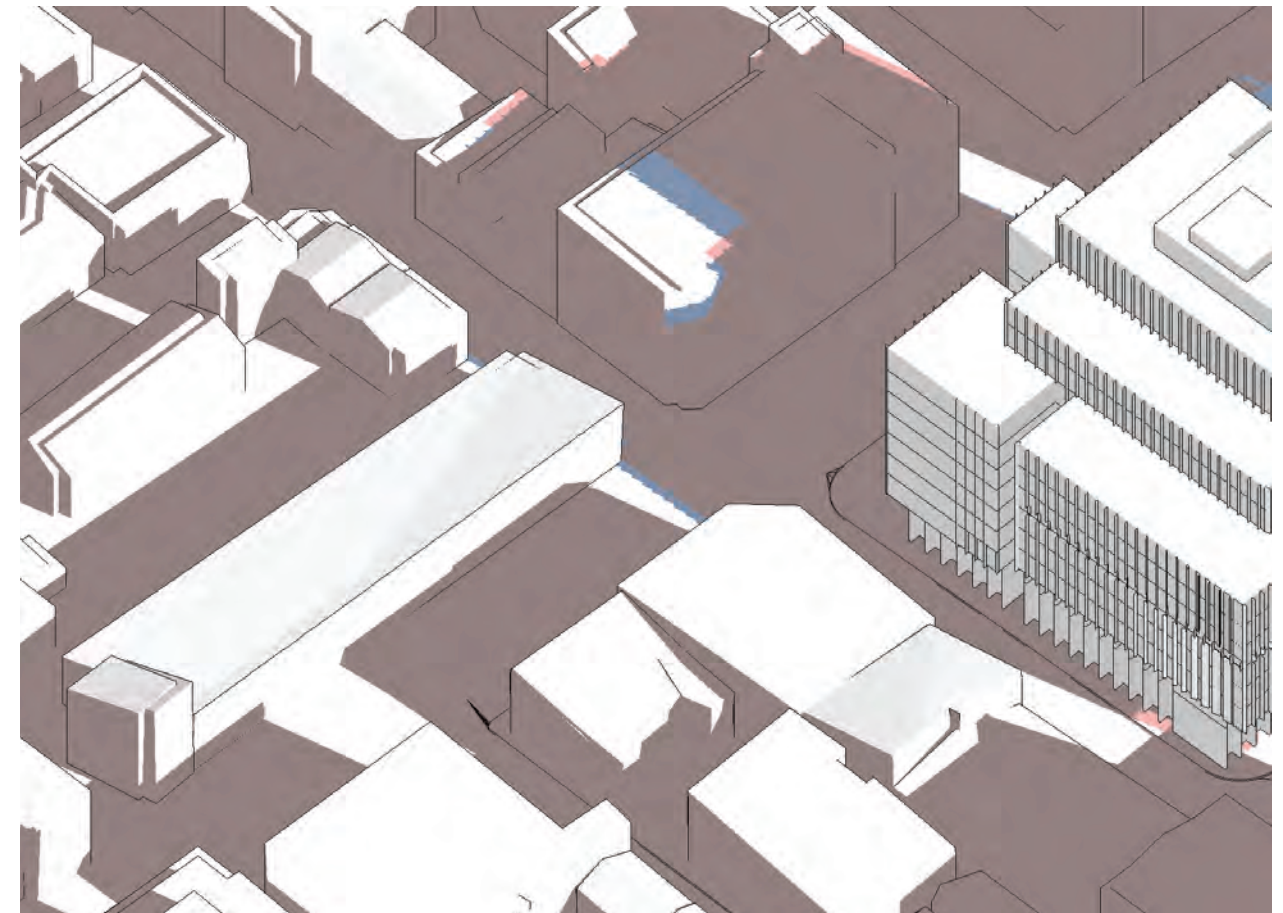
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ABERCROMBIE ST MARCH 21 - 7AM



ABERCROMBIE ST MARCH 21 - 7:30AM

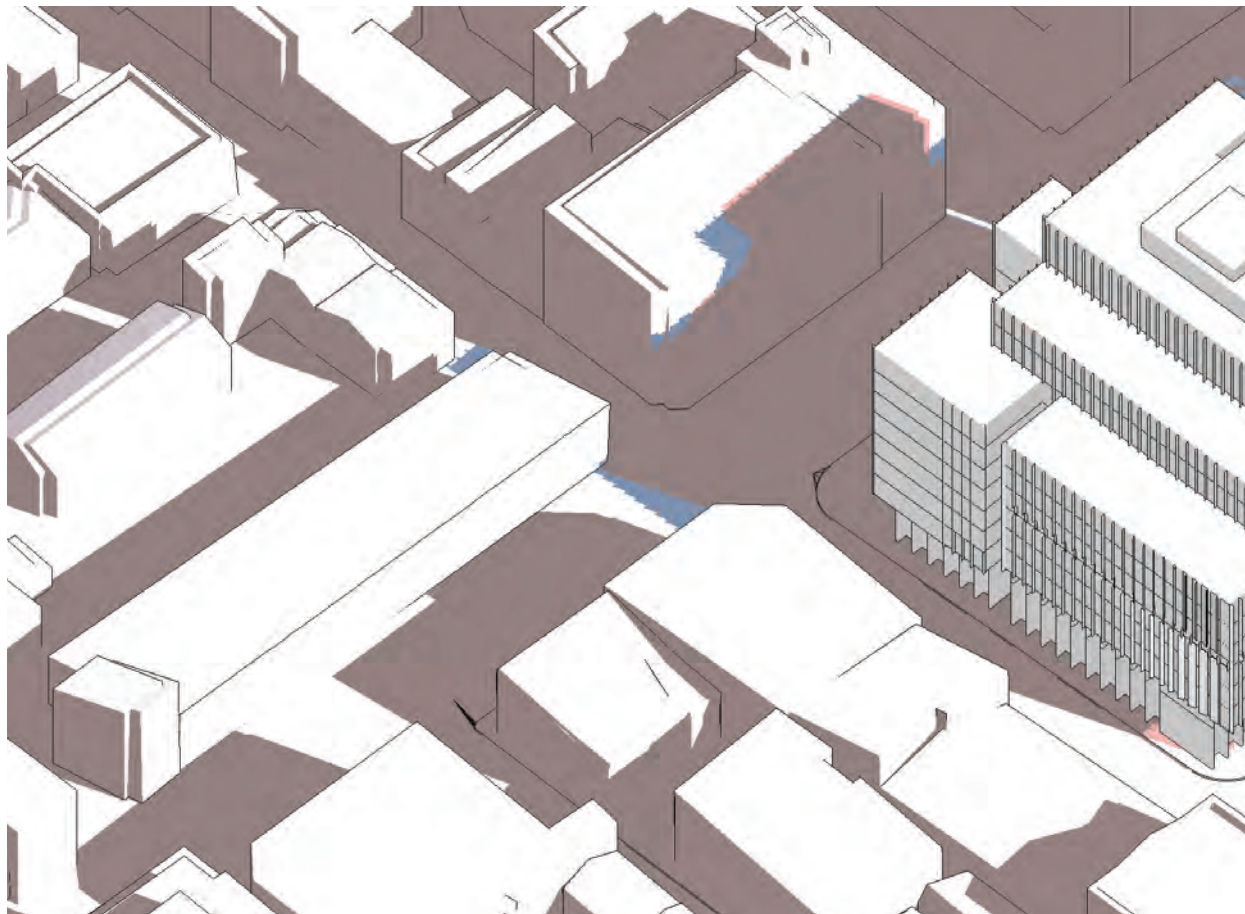


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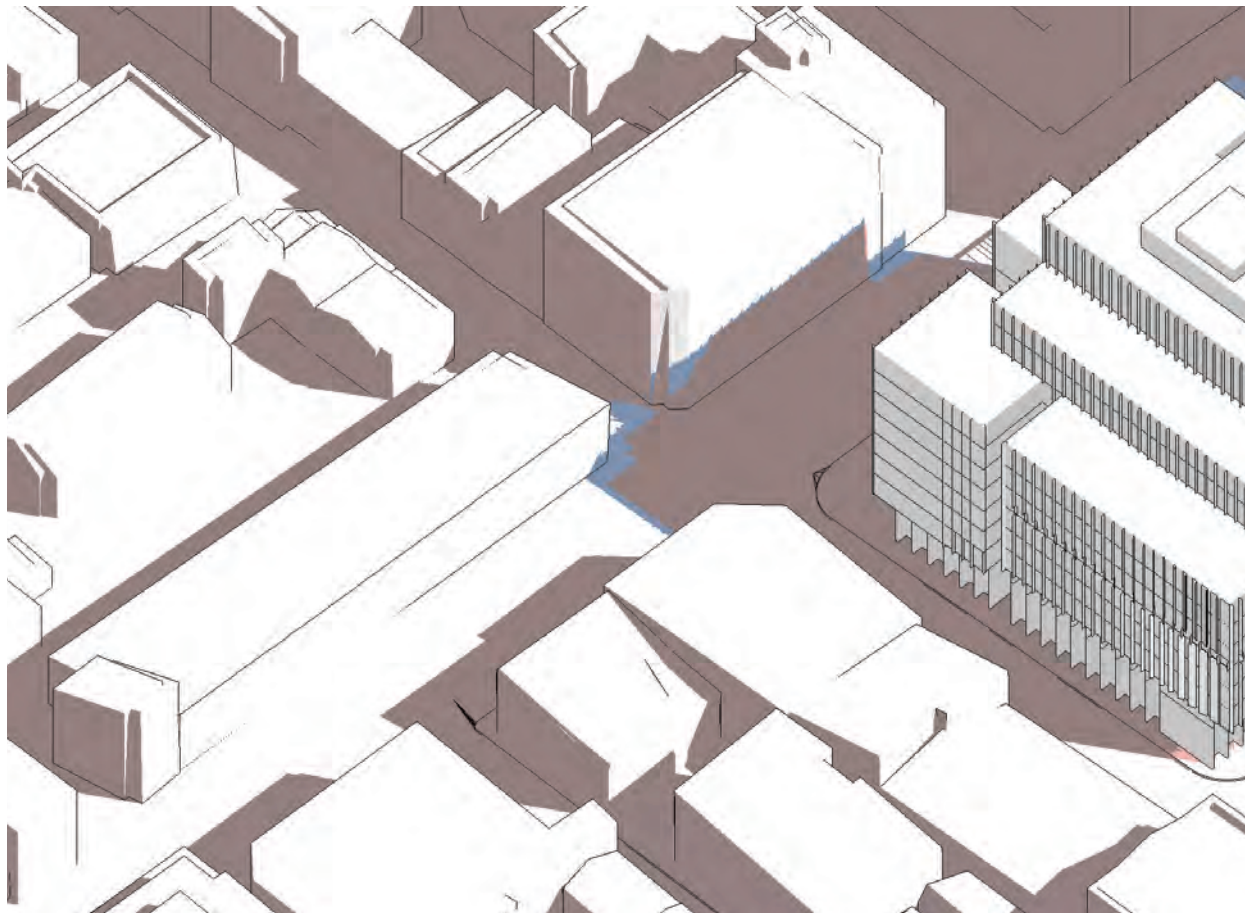
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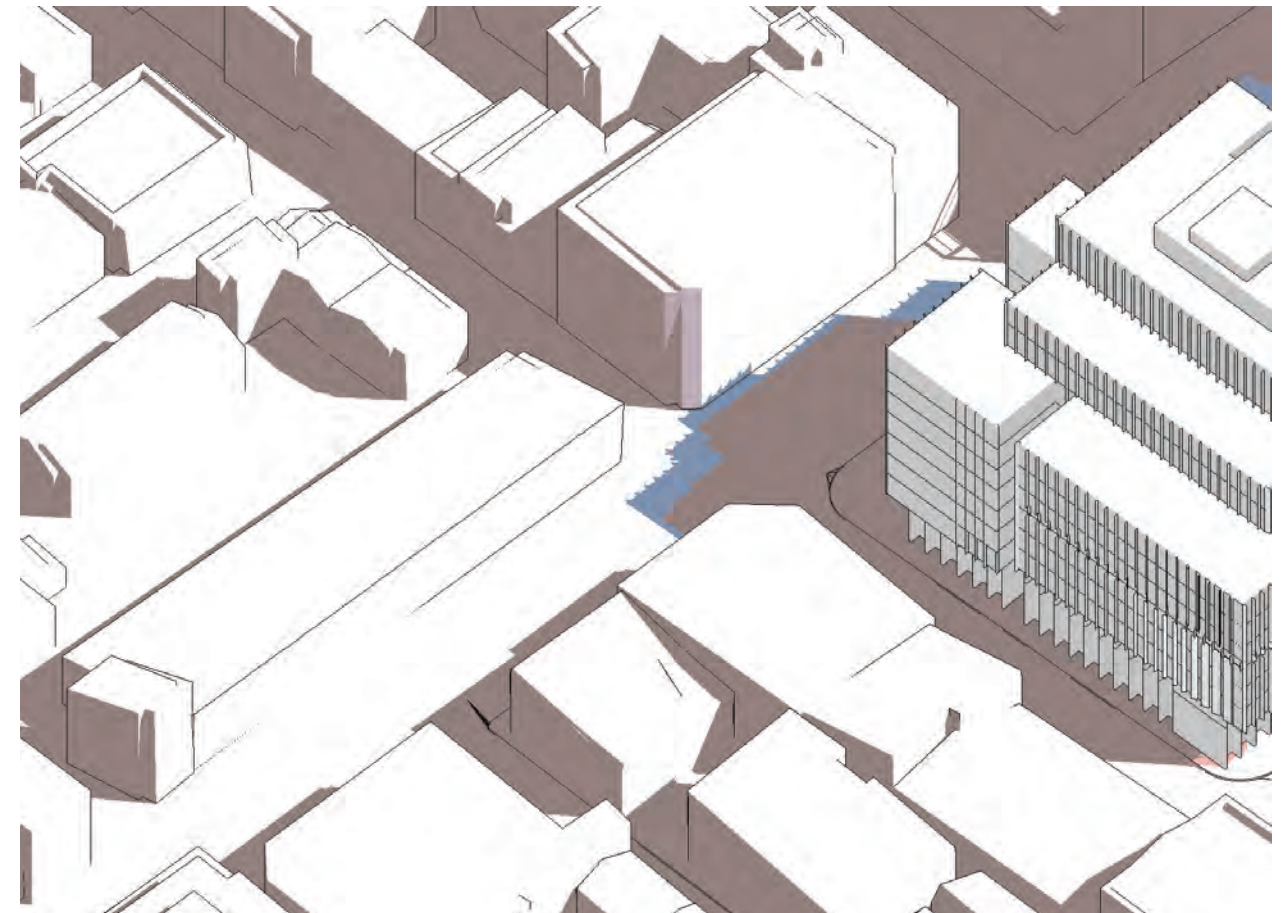
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ABERCROMBIE ST MARCH 21 - 9AM



ABERCROMBIE ST MARCH 21 - 9:30AM

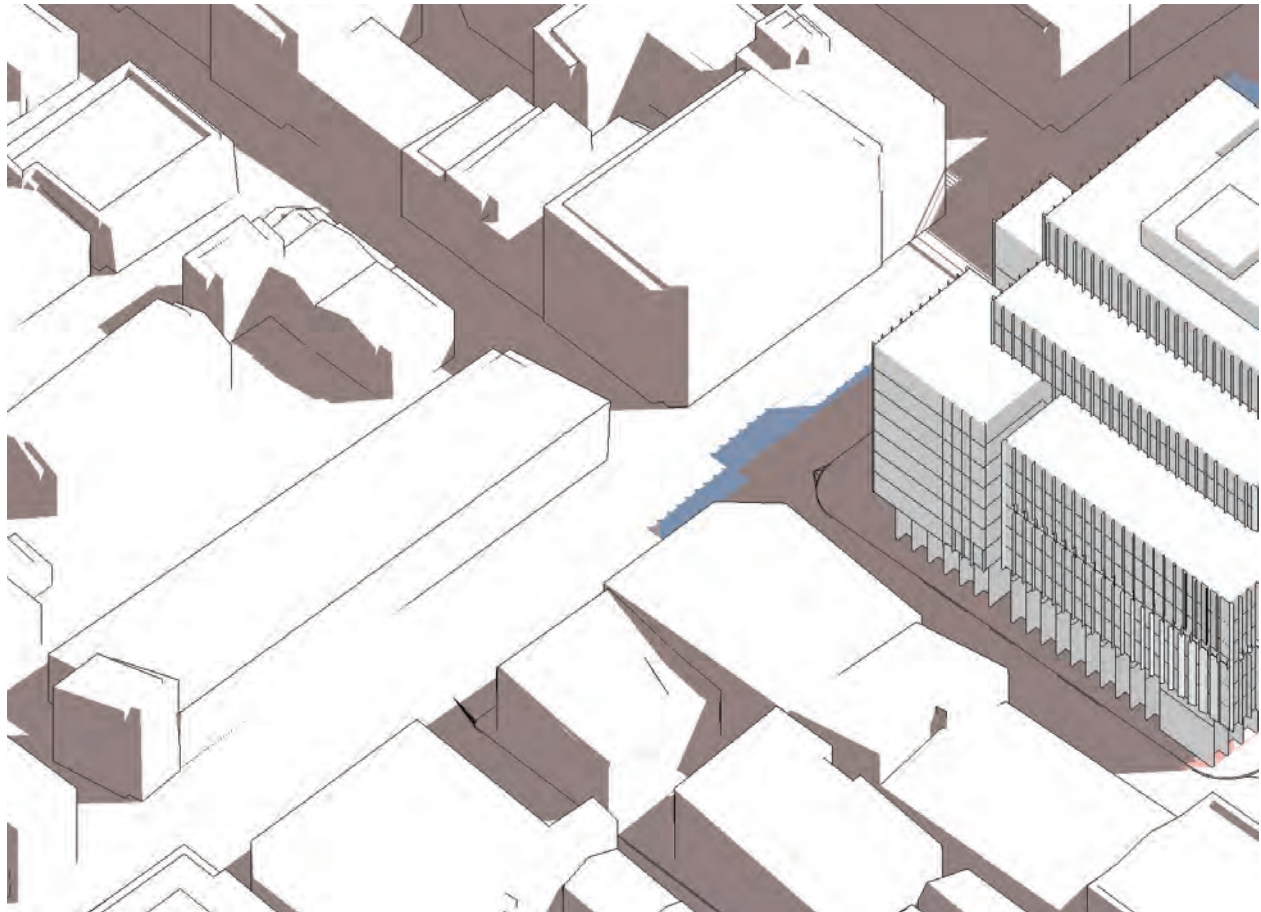


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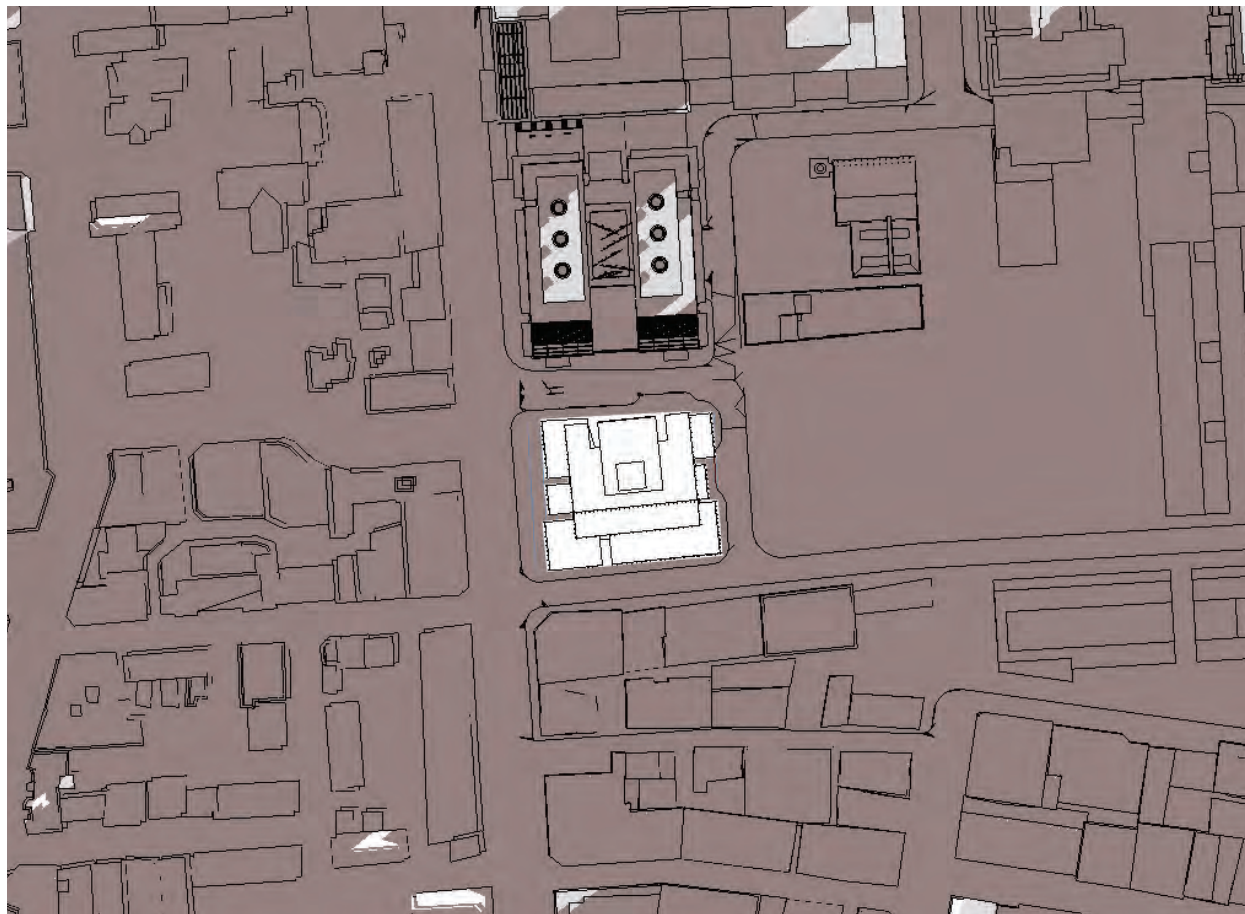


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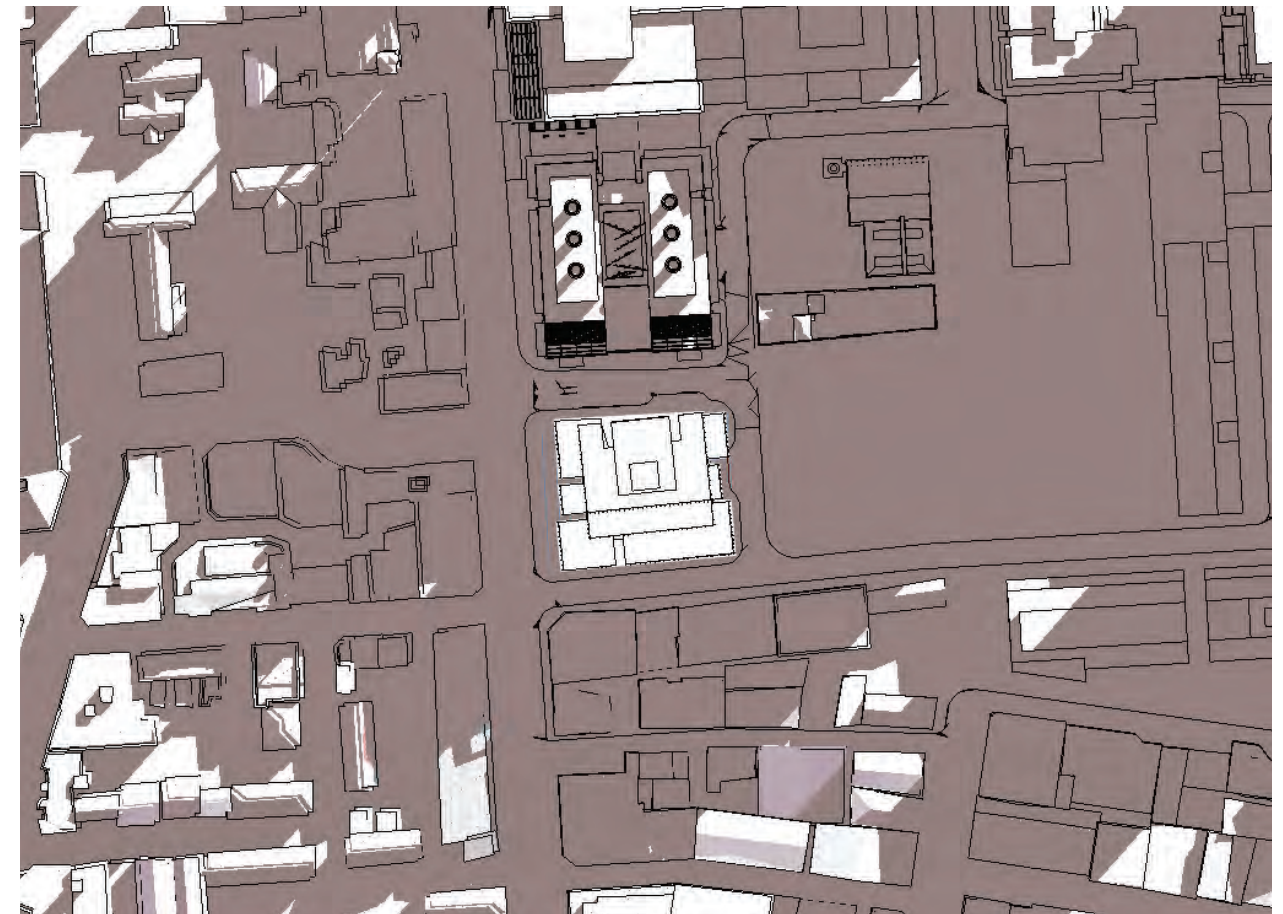
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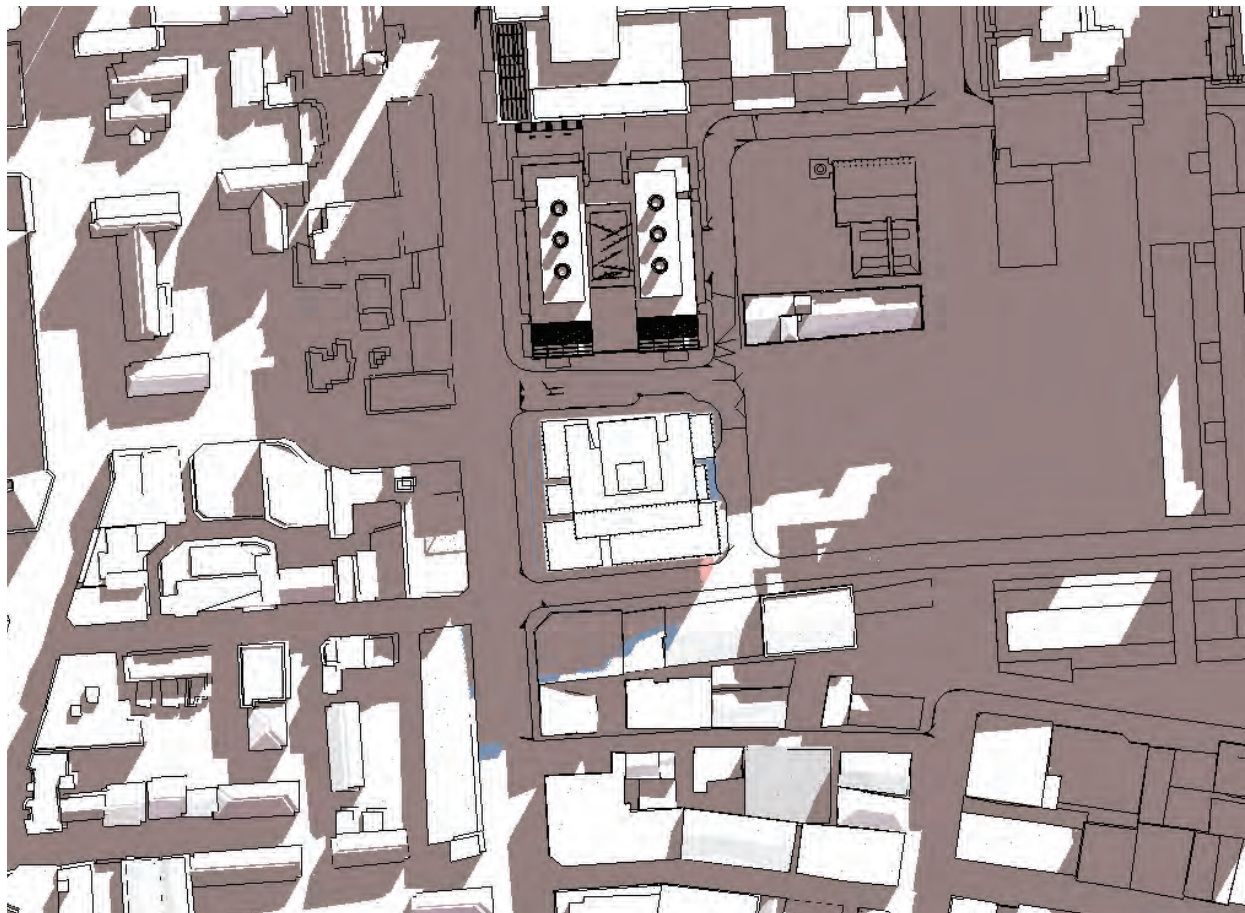
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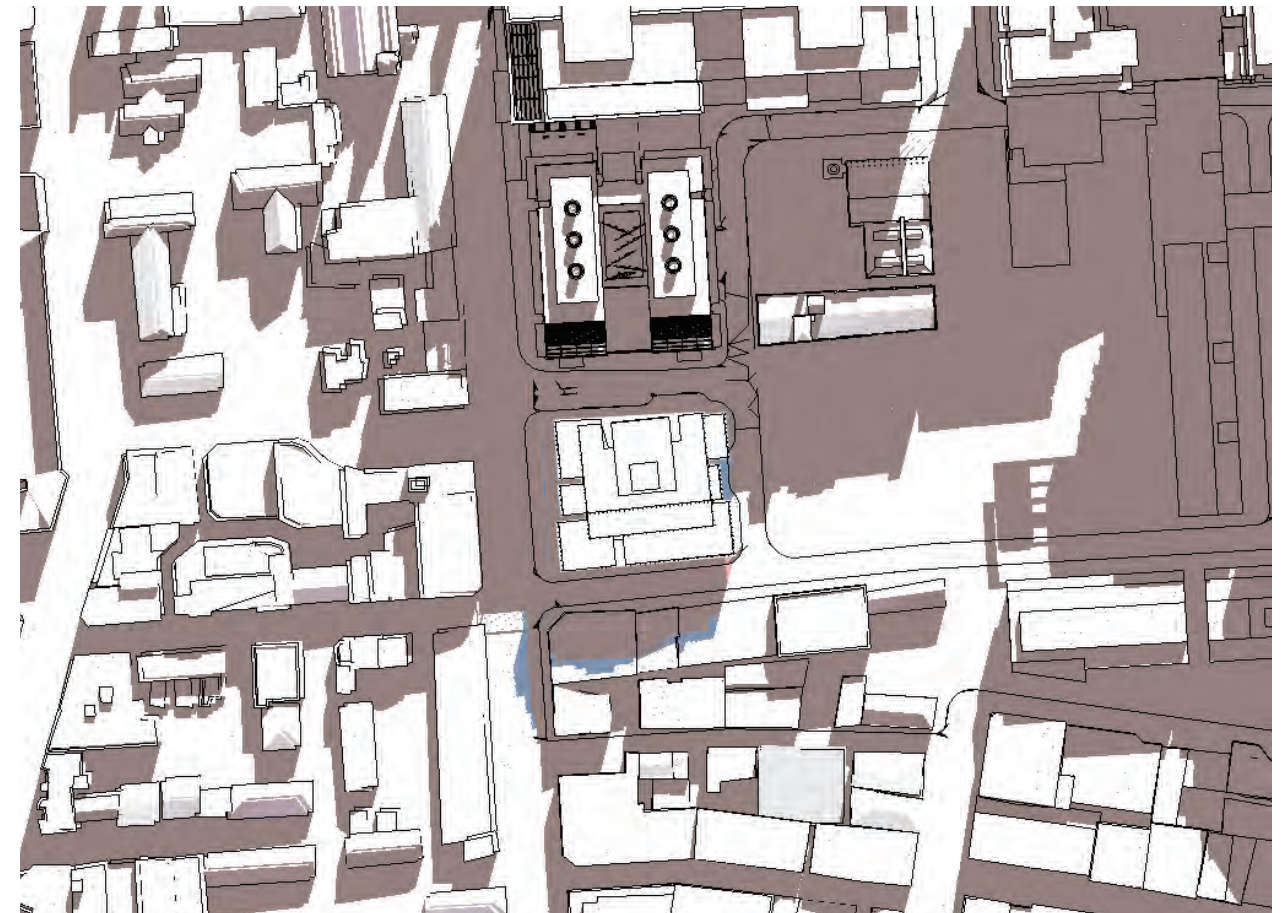
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JUNE 21 9AM



JUNE 21 10AM



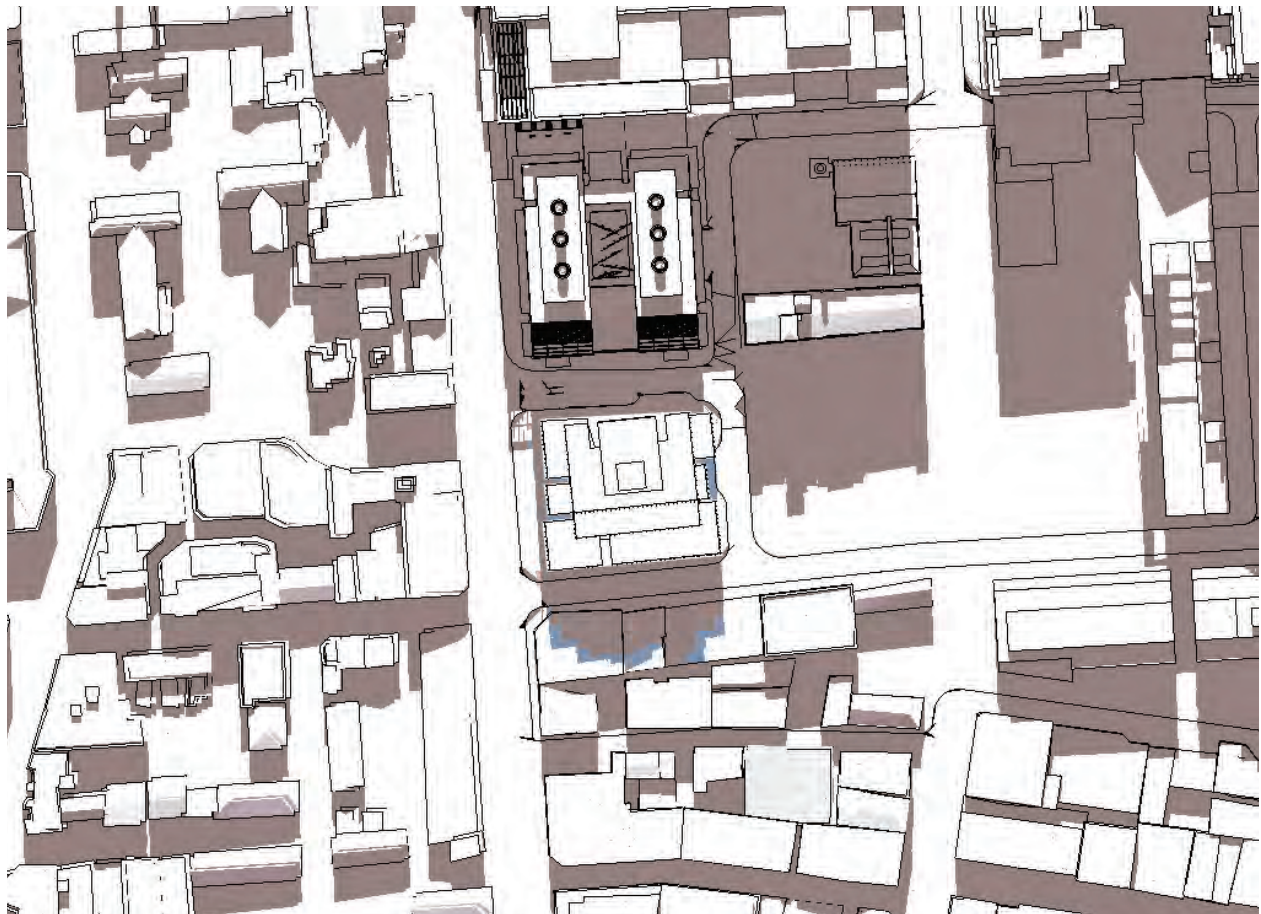
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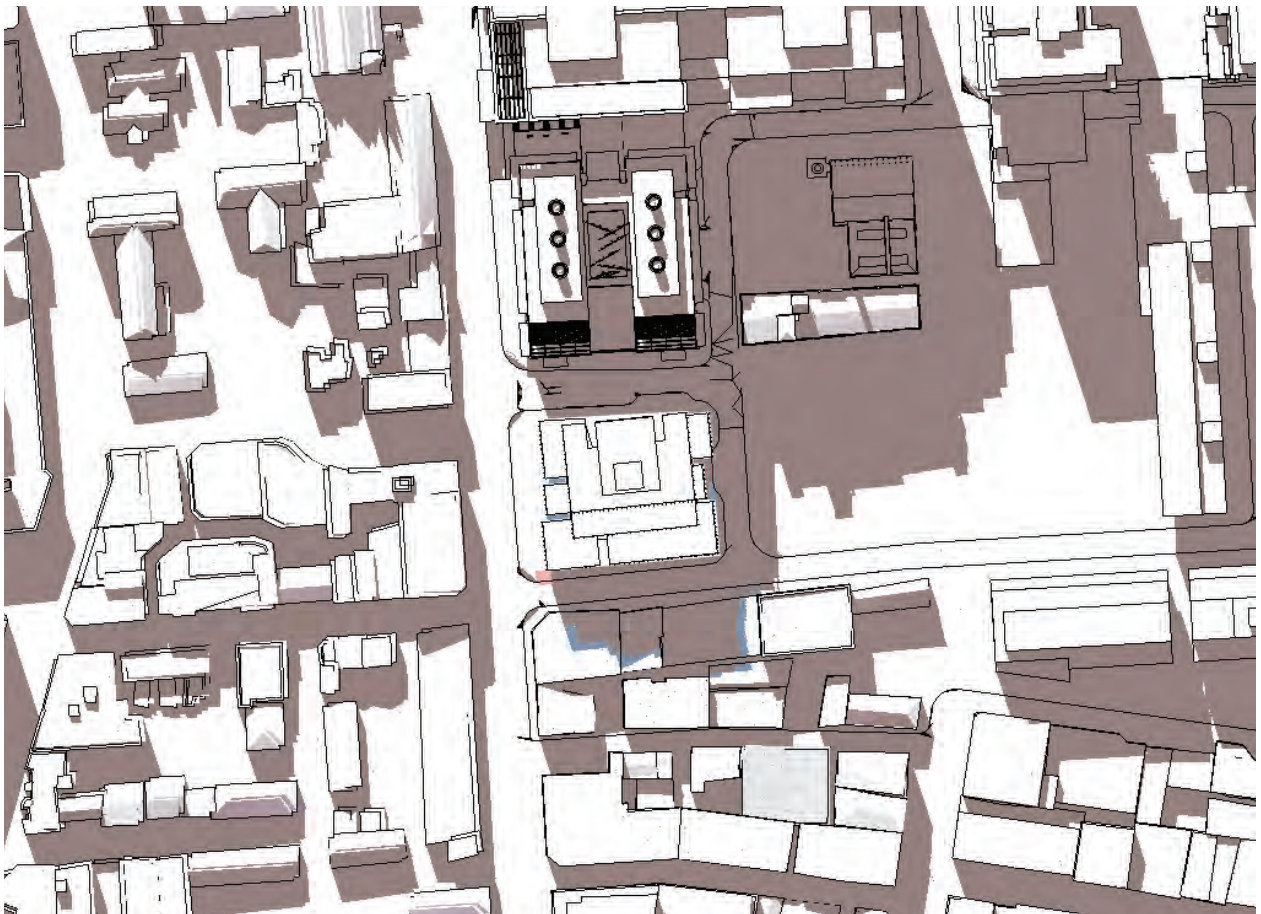
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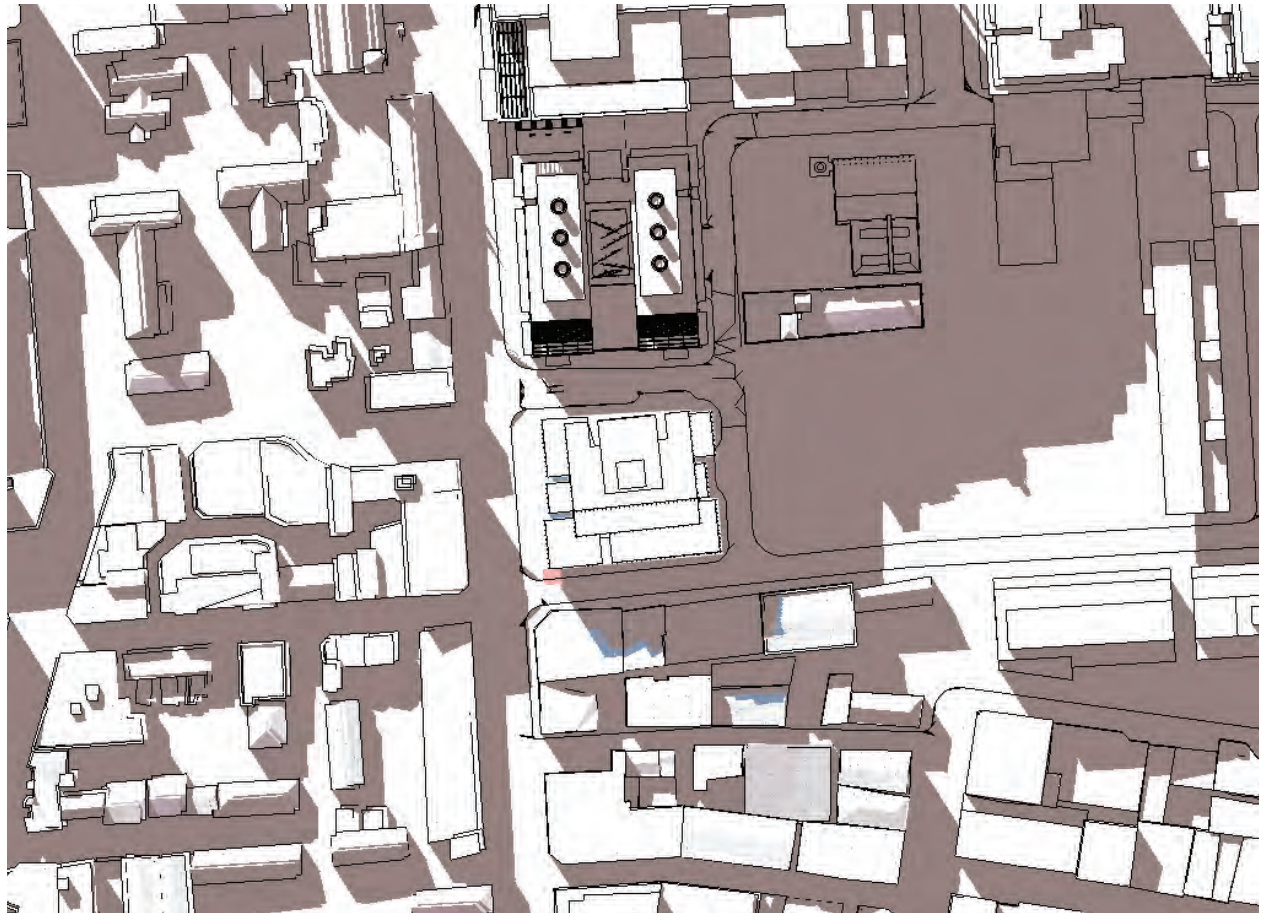
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JUNE 21 NOON



JUNE 21 1PM



JUNE 21 2PM



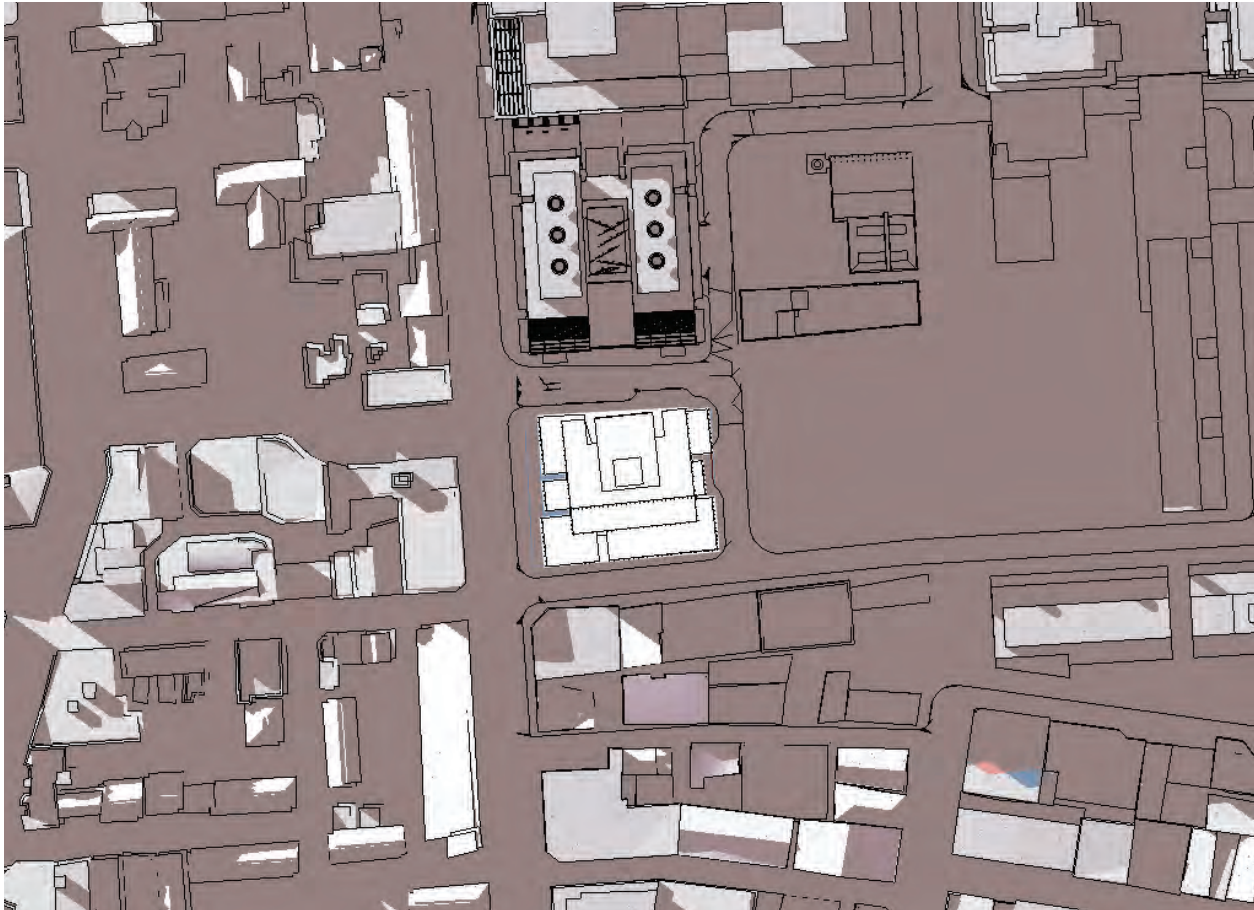
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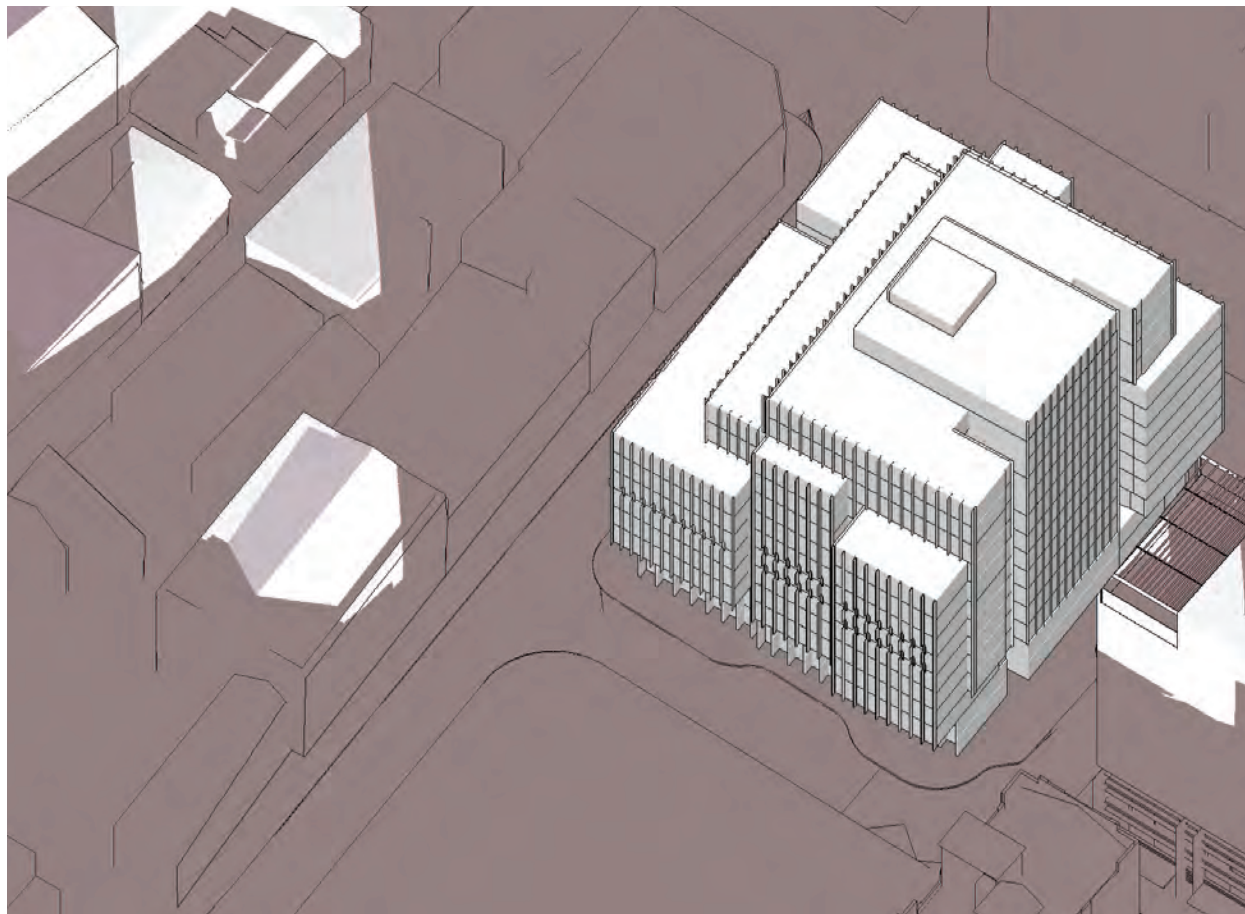
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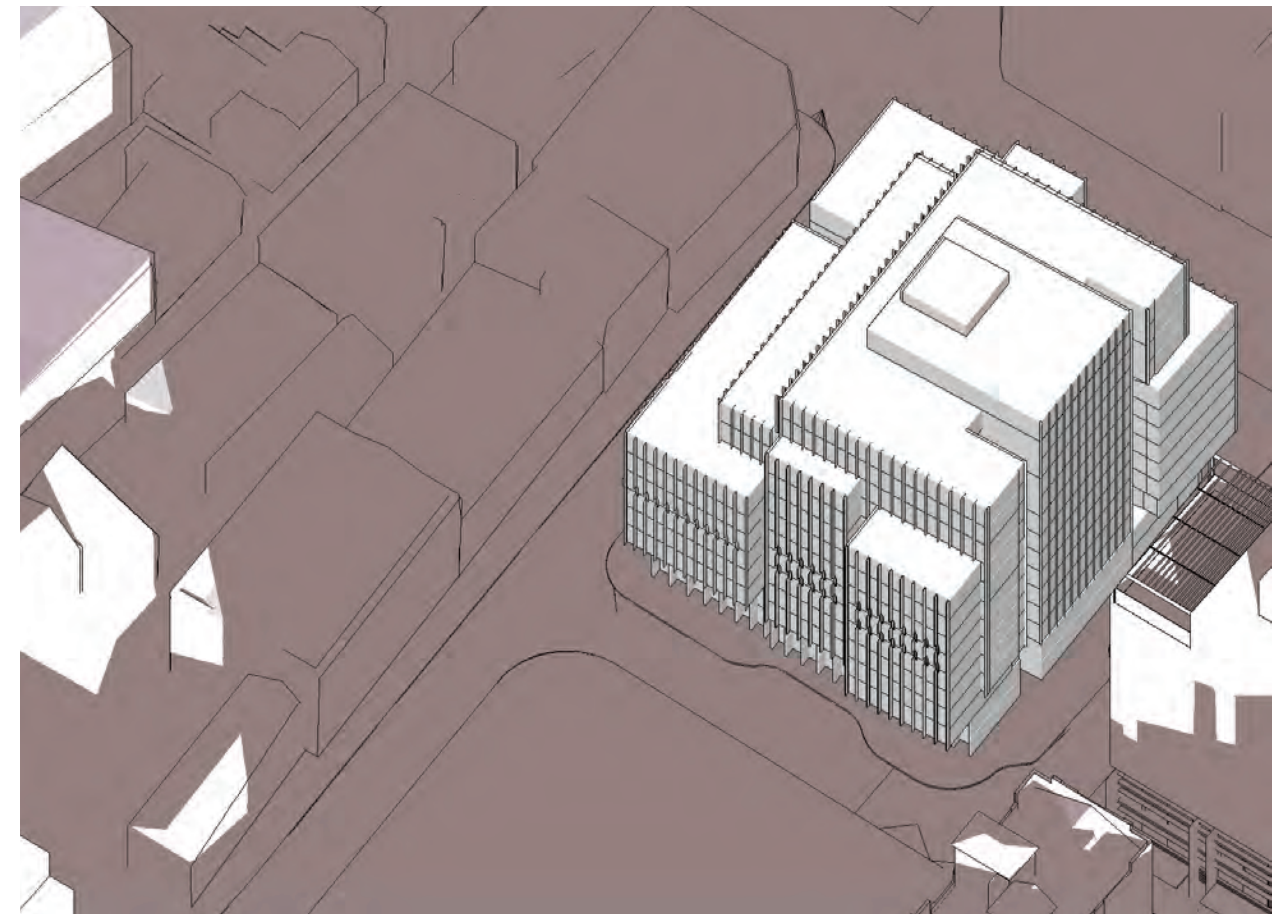
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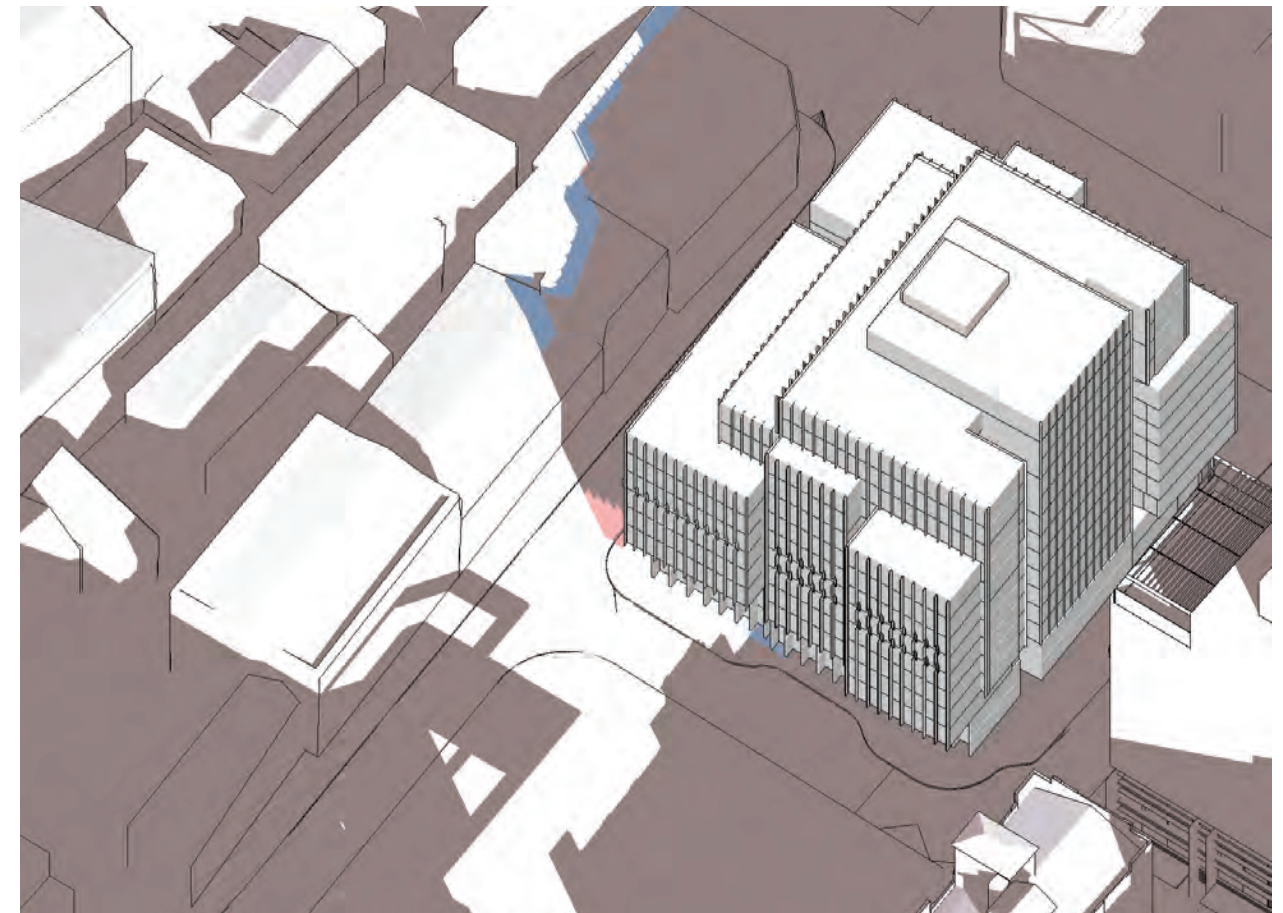
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O'CONNOR ST JUNE 21 - 9AM



O'CONNOR ST JUNE 21 - 9:30AM



O'CONNOR ST JUNE 21 - 10AM

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O'CONNOR ST JUNE 21 - 10:30AM



O'CONNOR ST JUNE 21 - 11AM



O'CONNOR ST JUNE 21 - 11:30AM

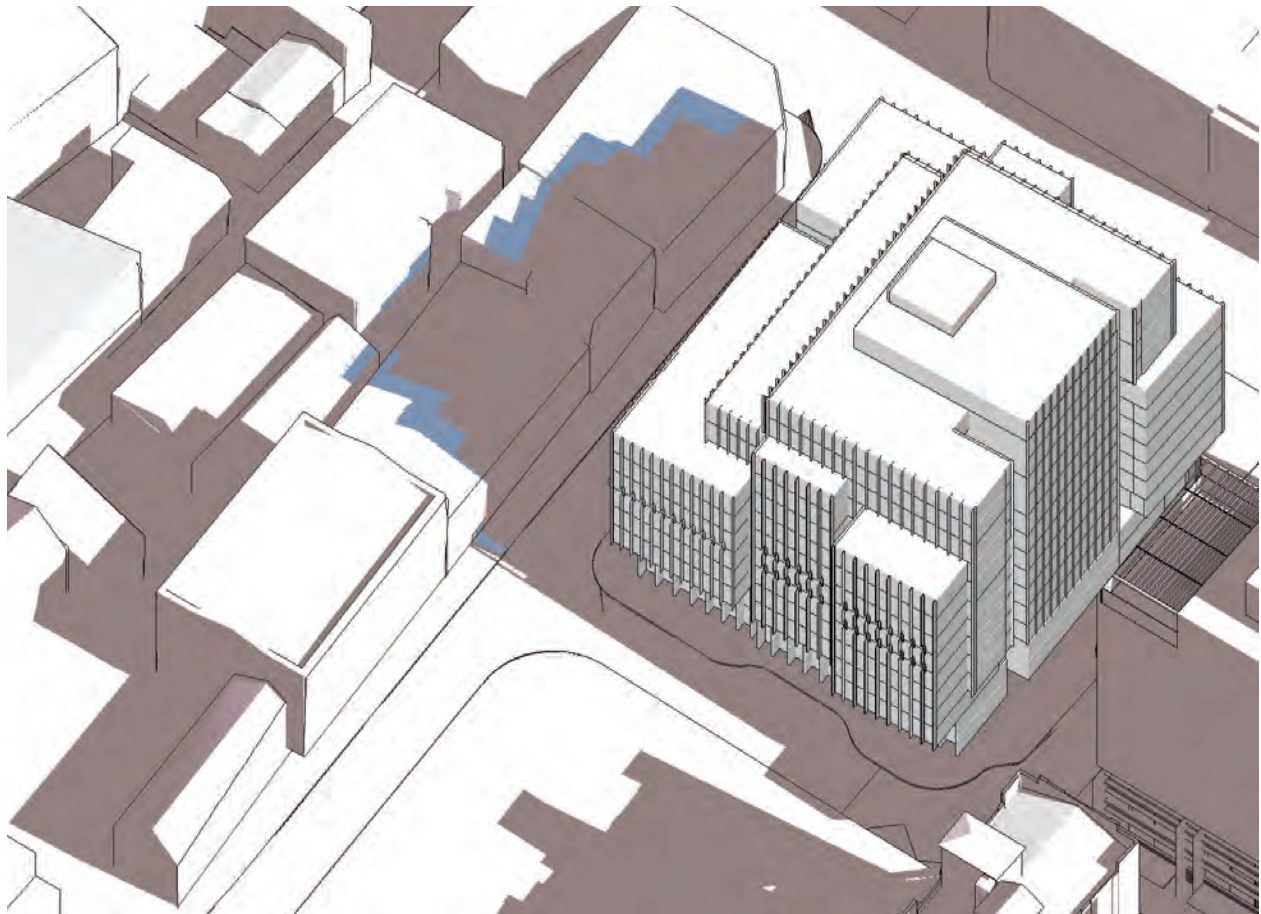


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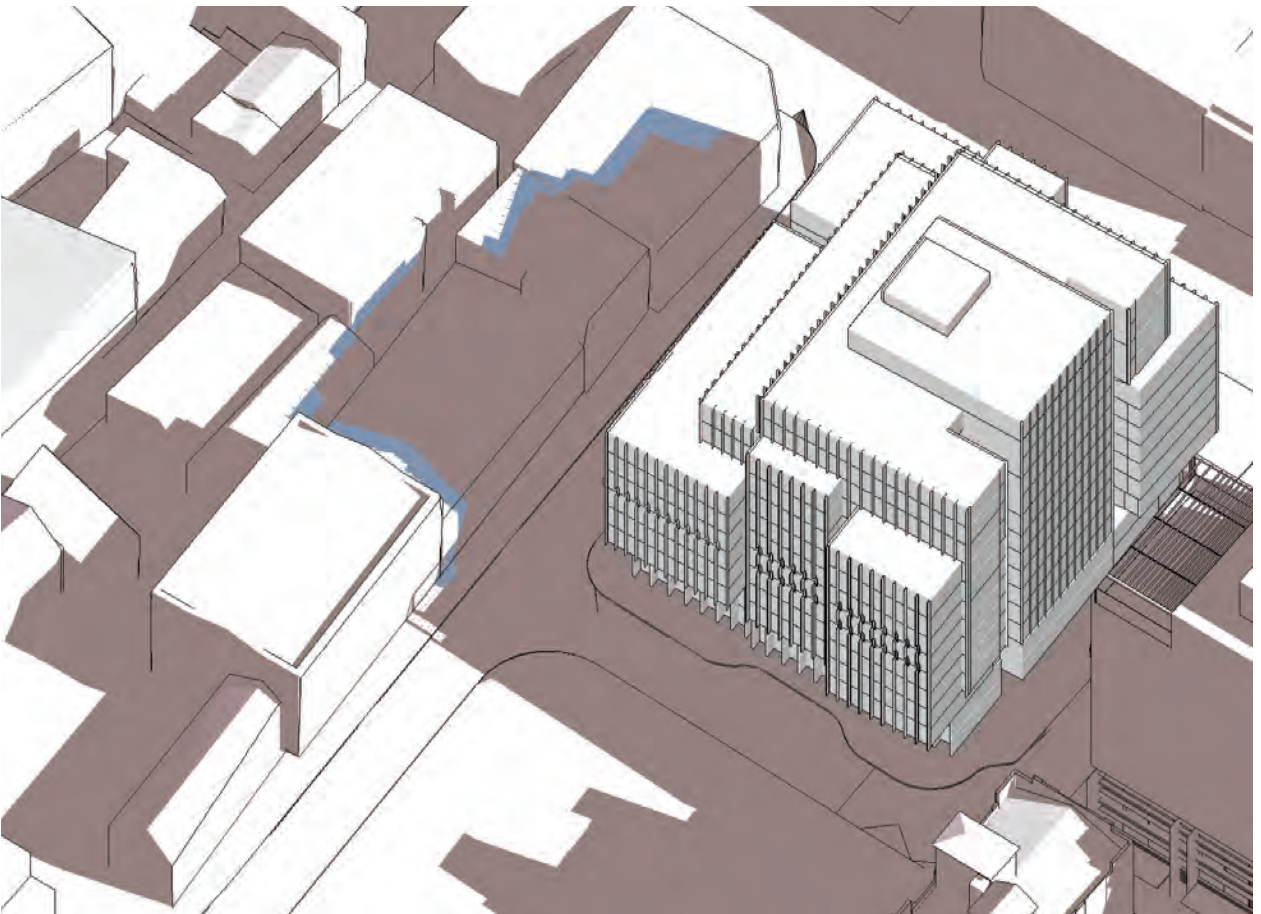
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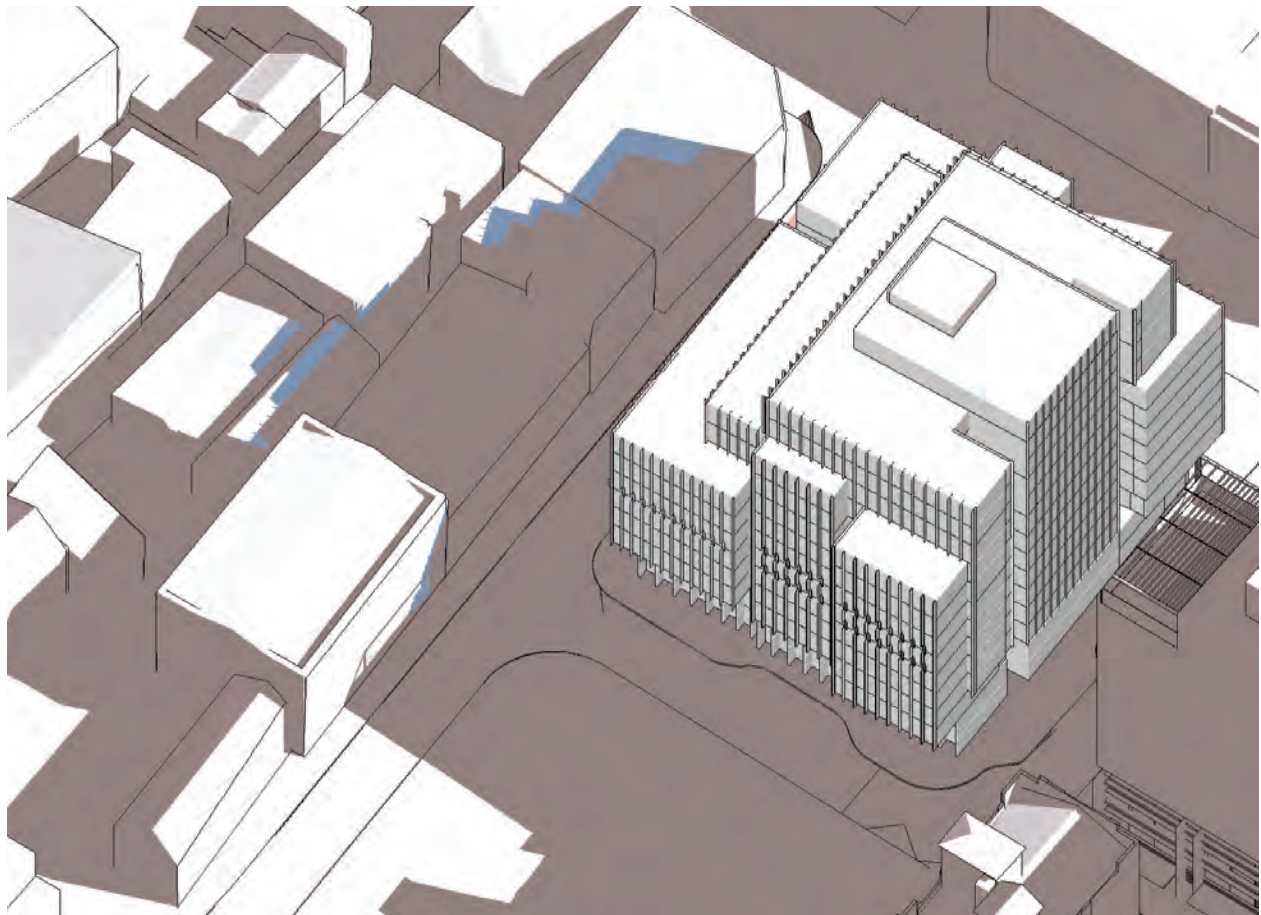
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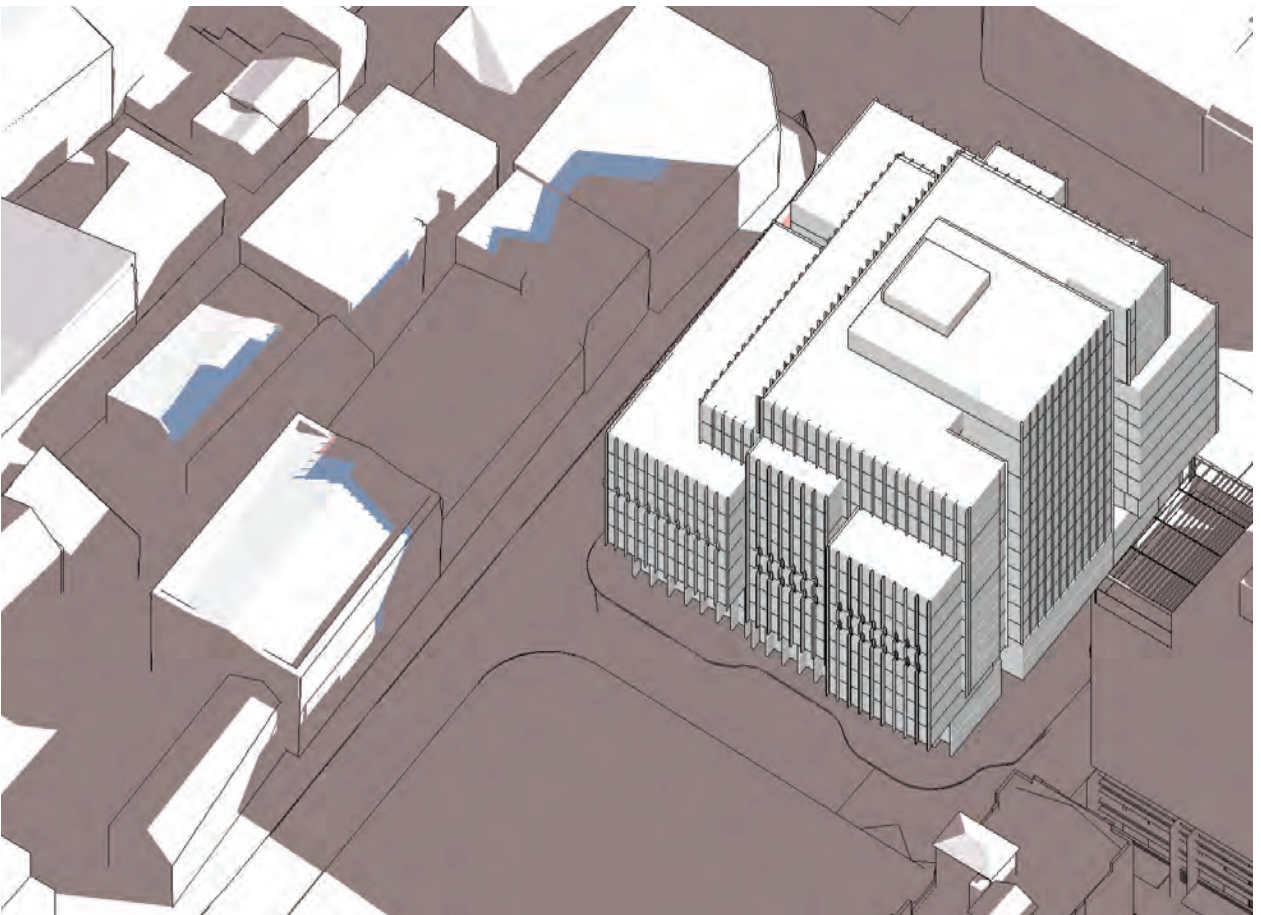
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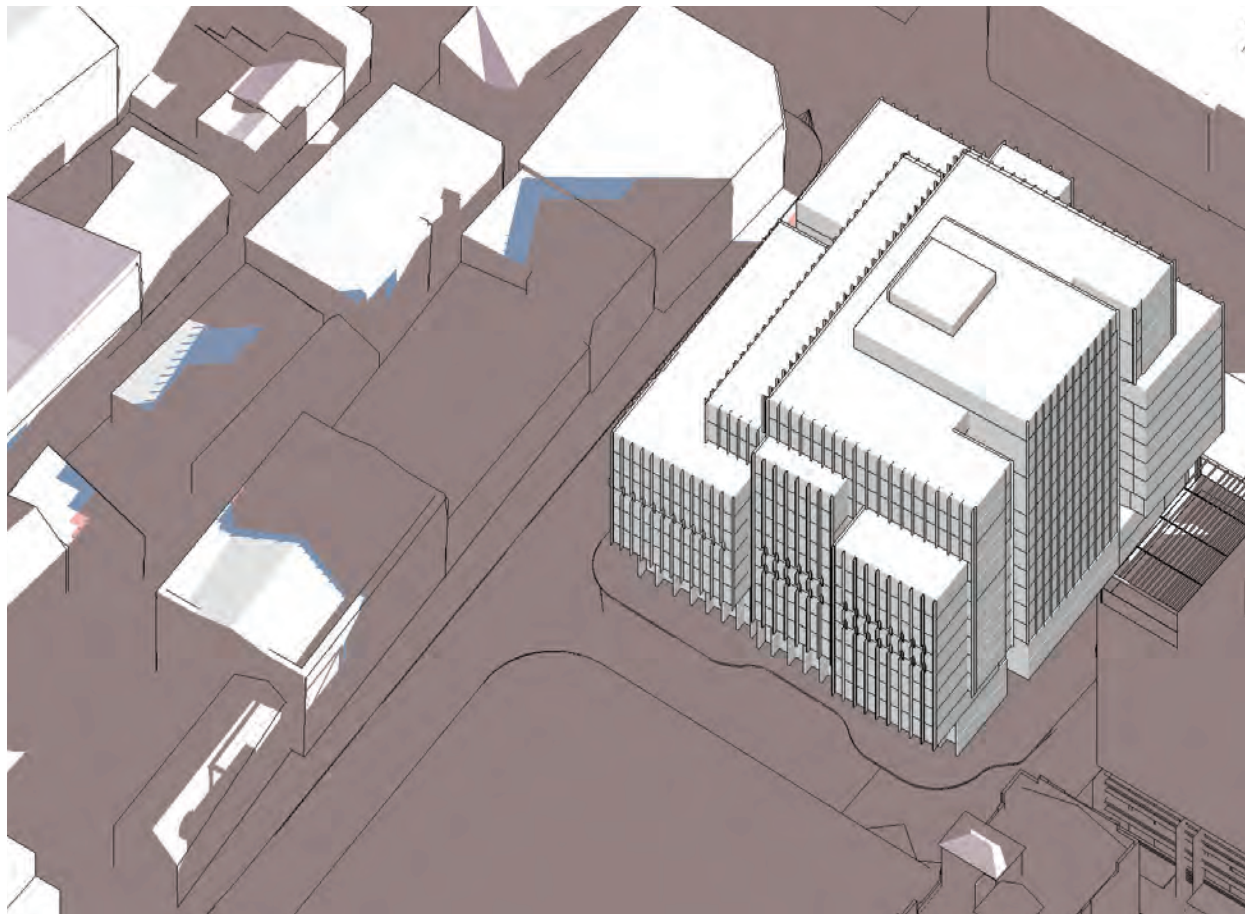


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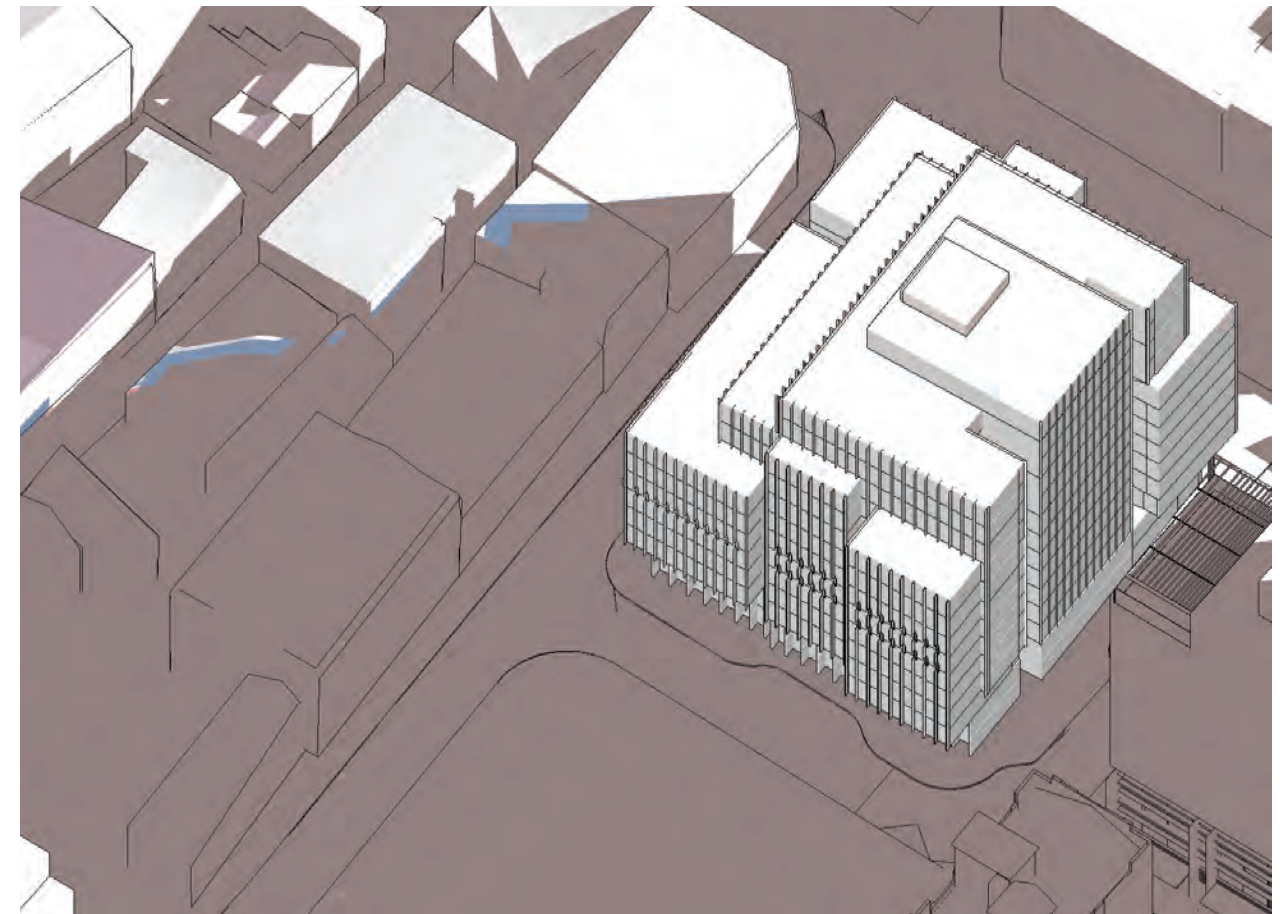
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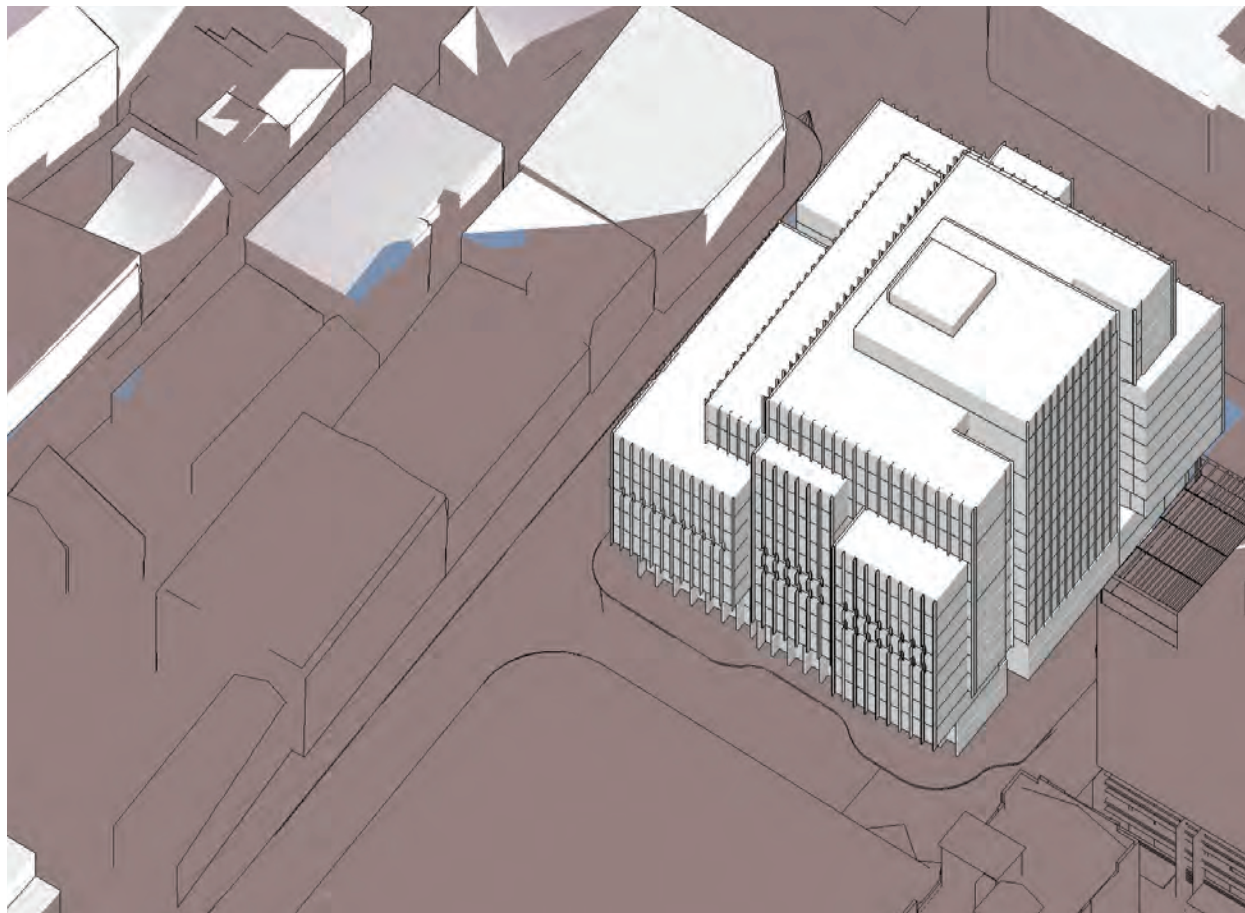
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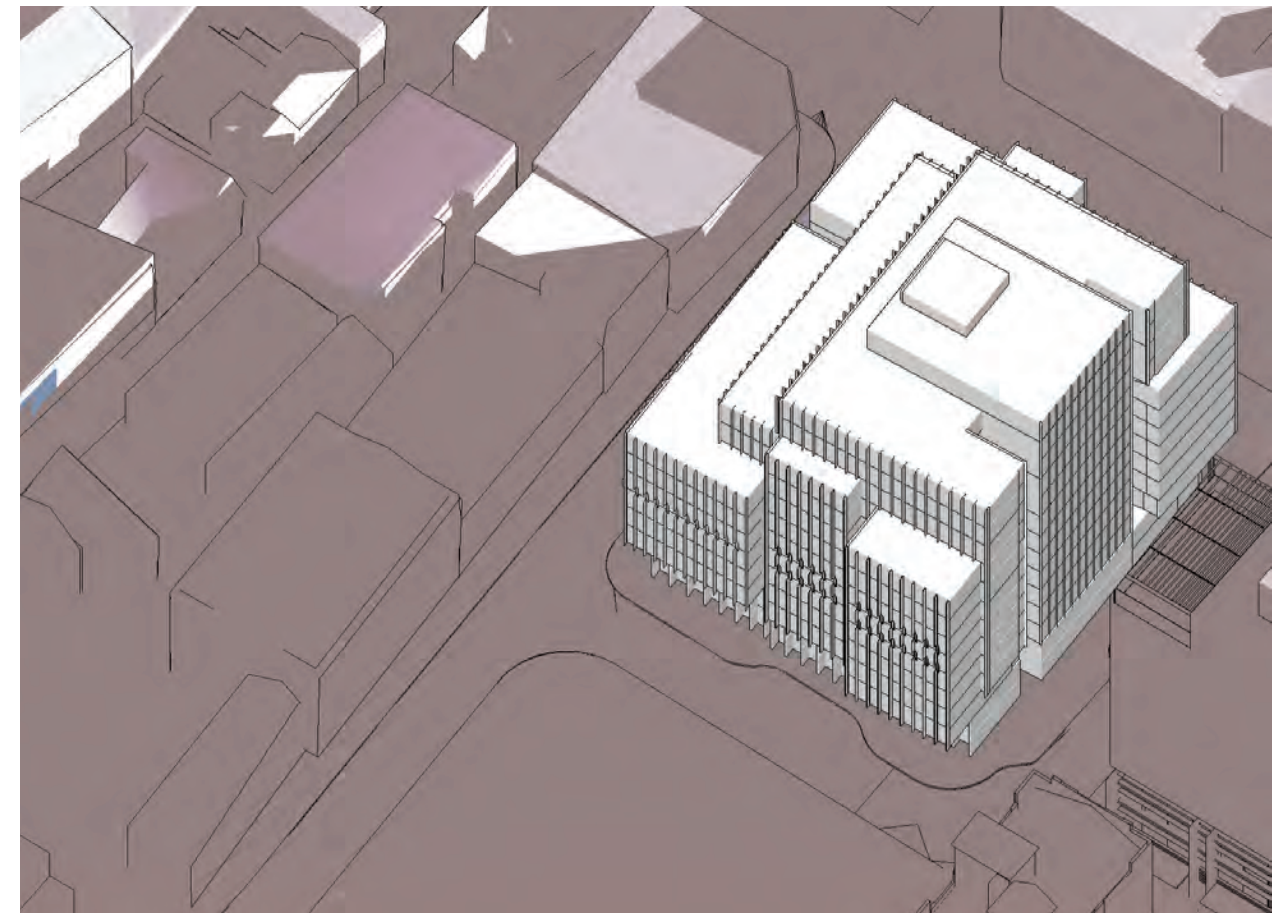
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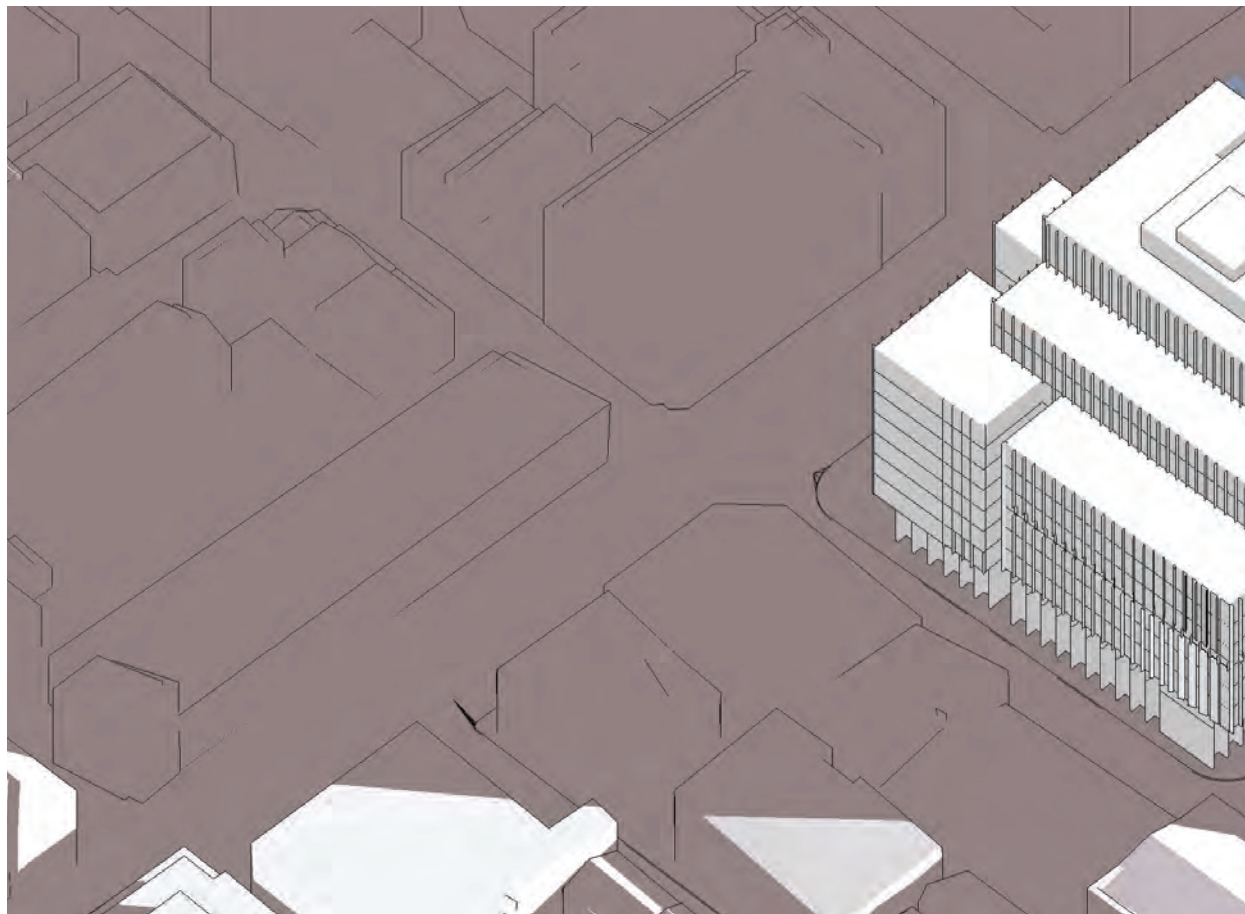


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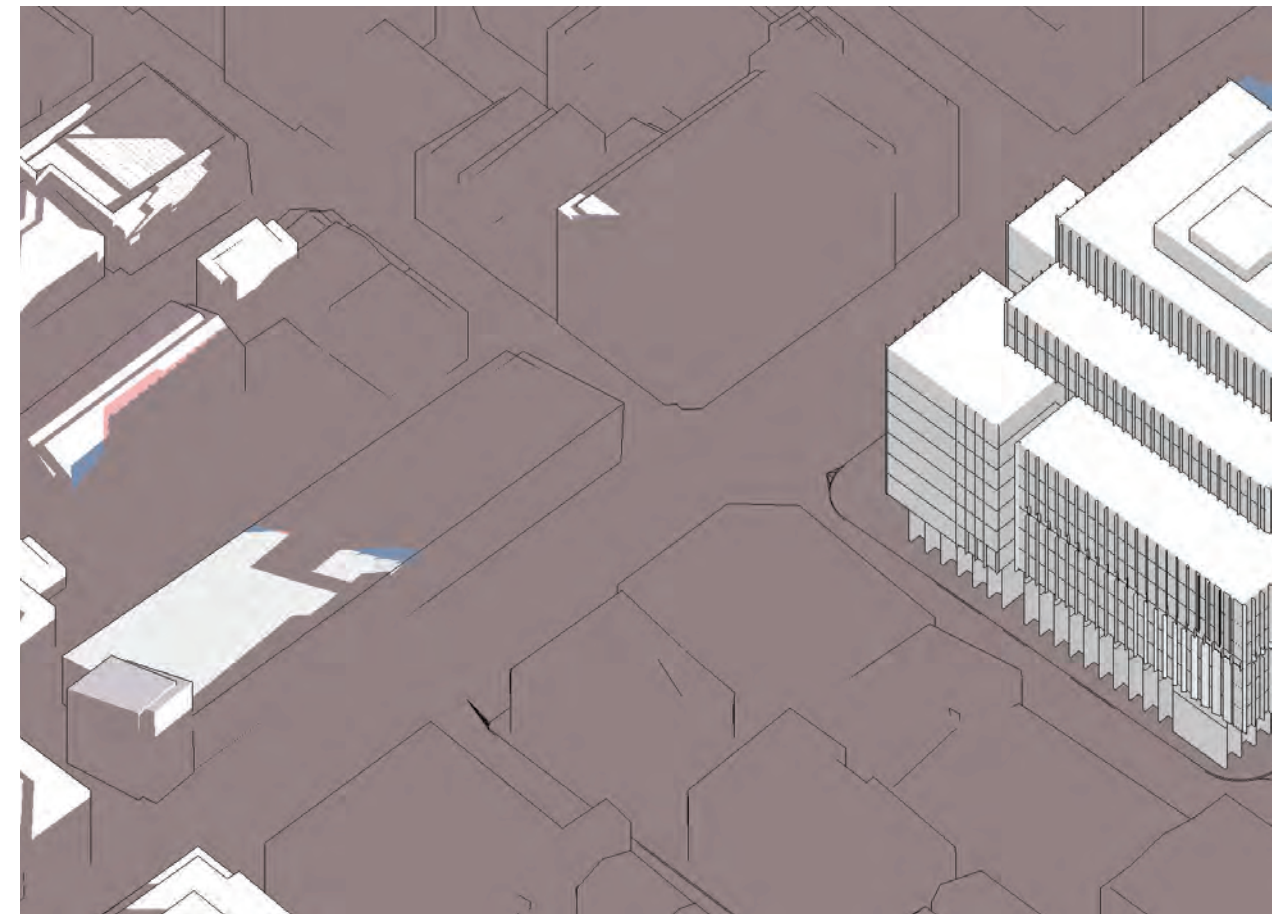
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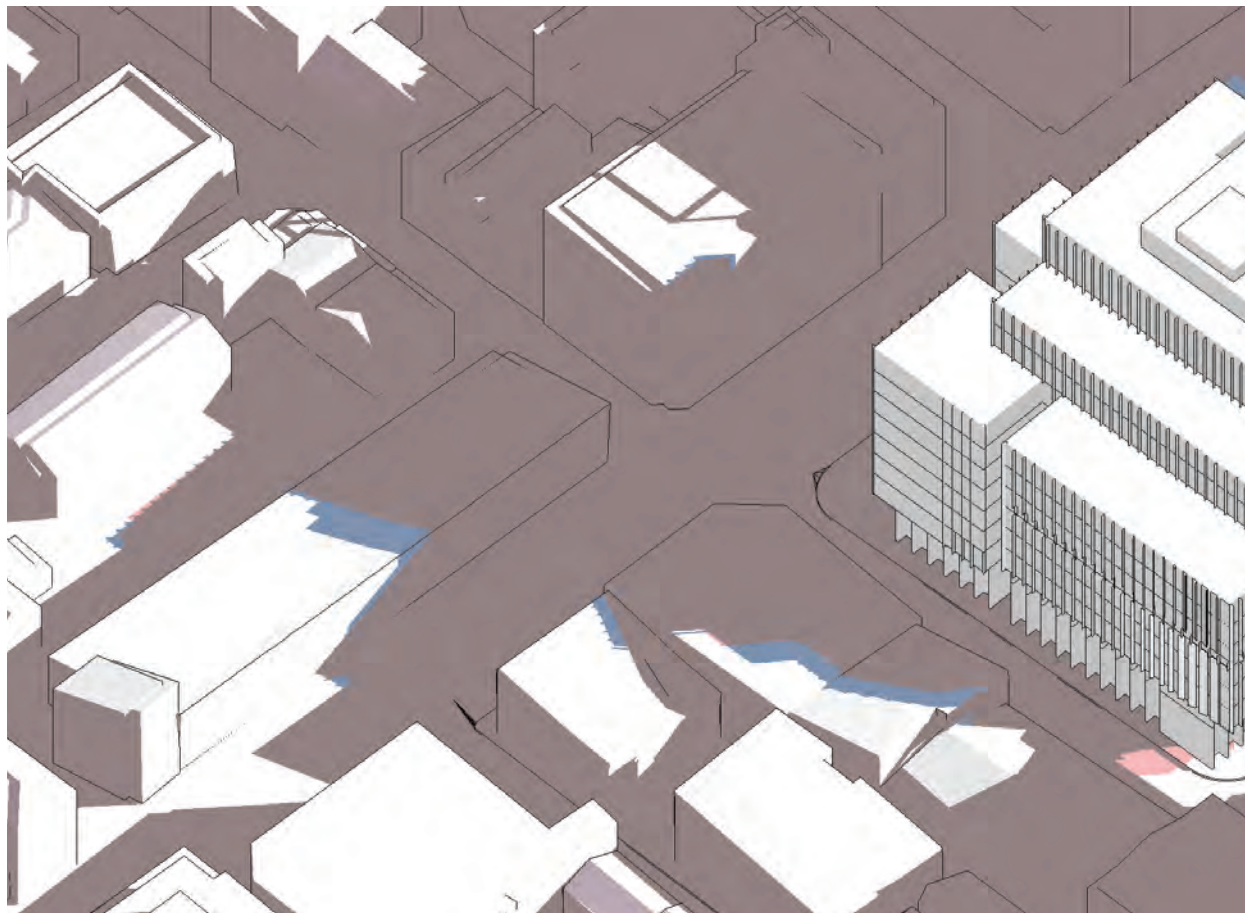
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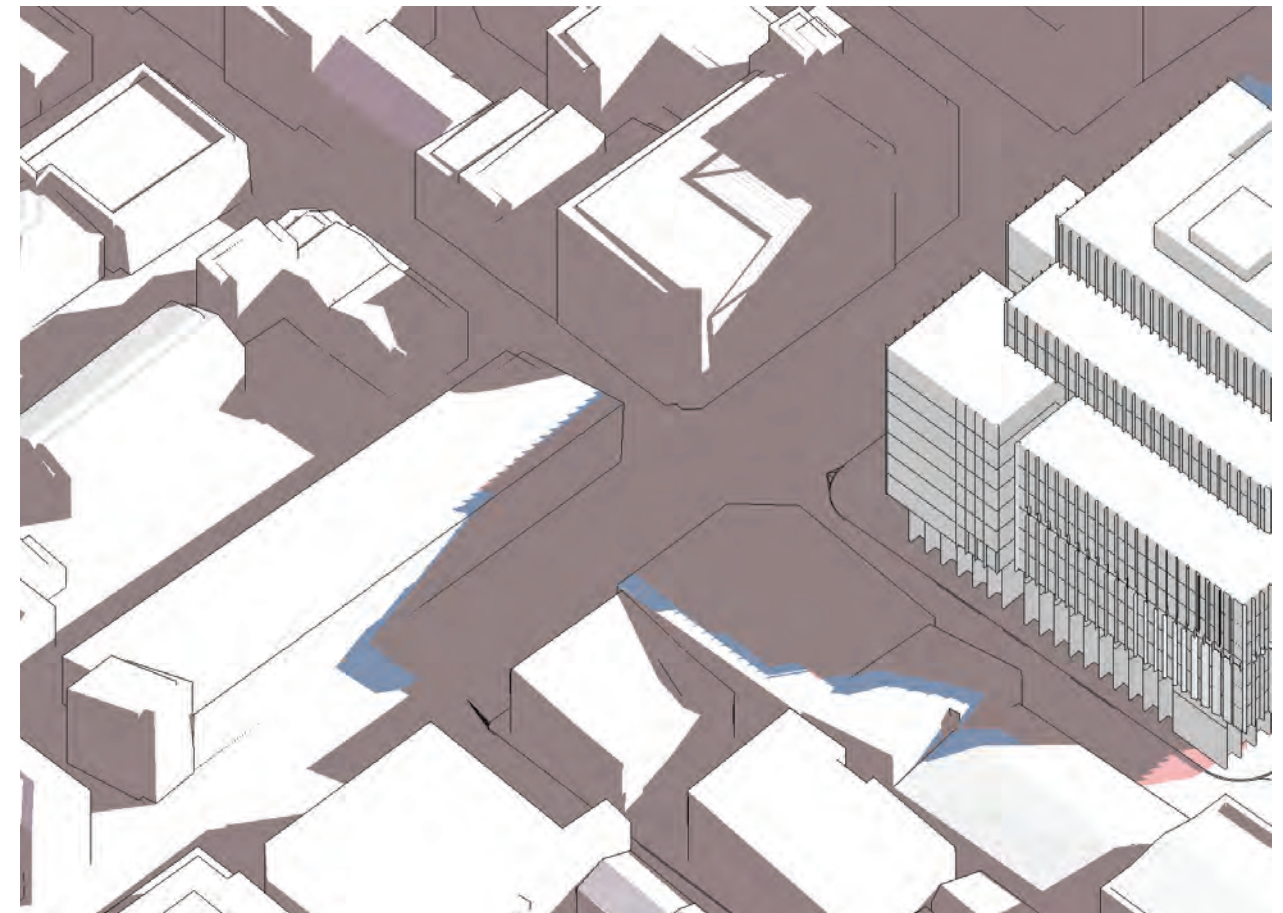
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ABERCROMBIE ST JUNE 21 - 9AM



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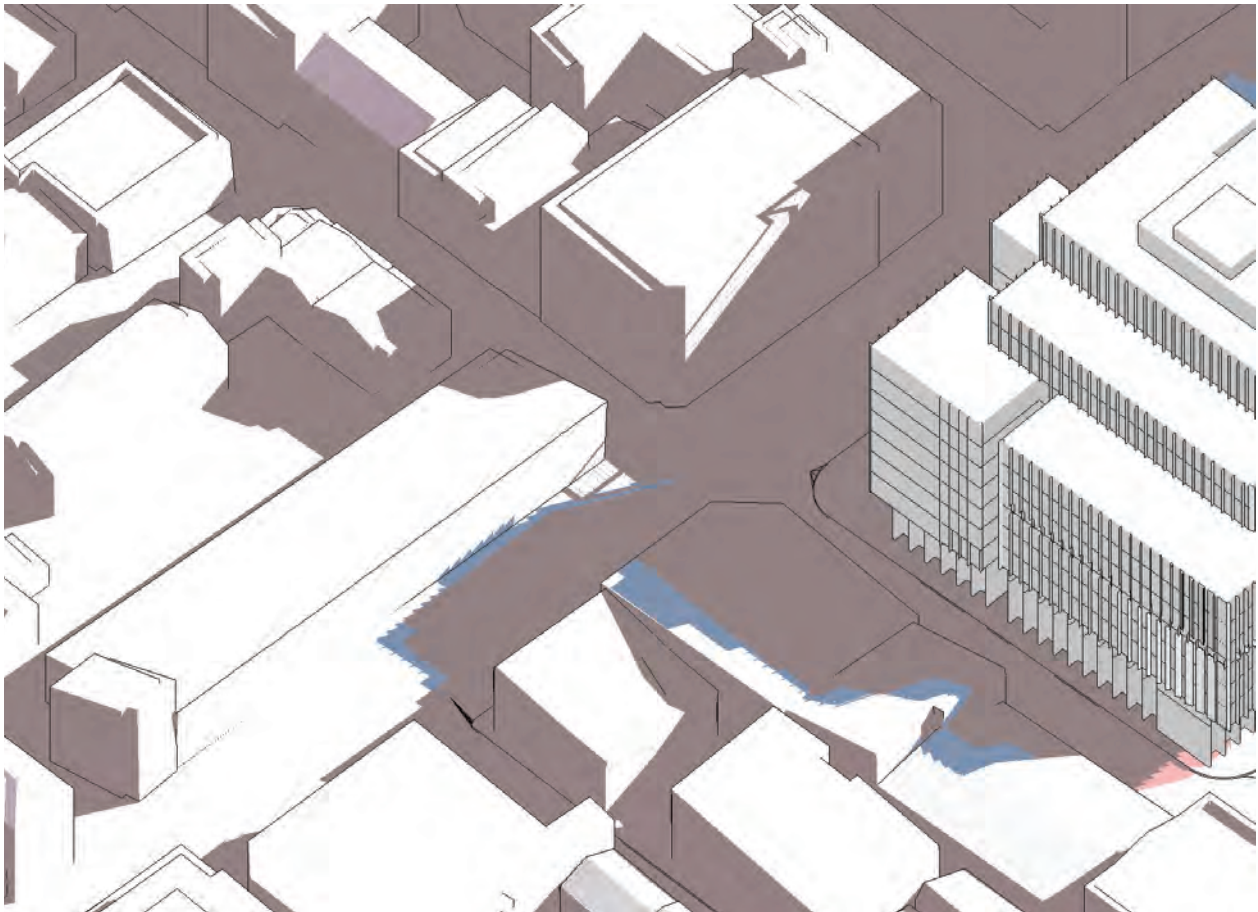


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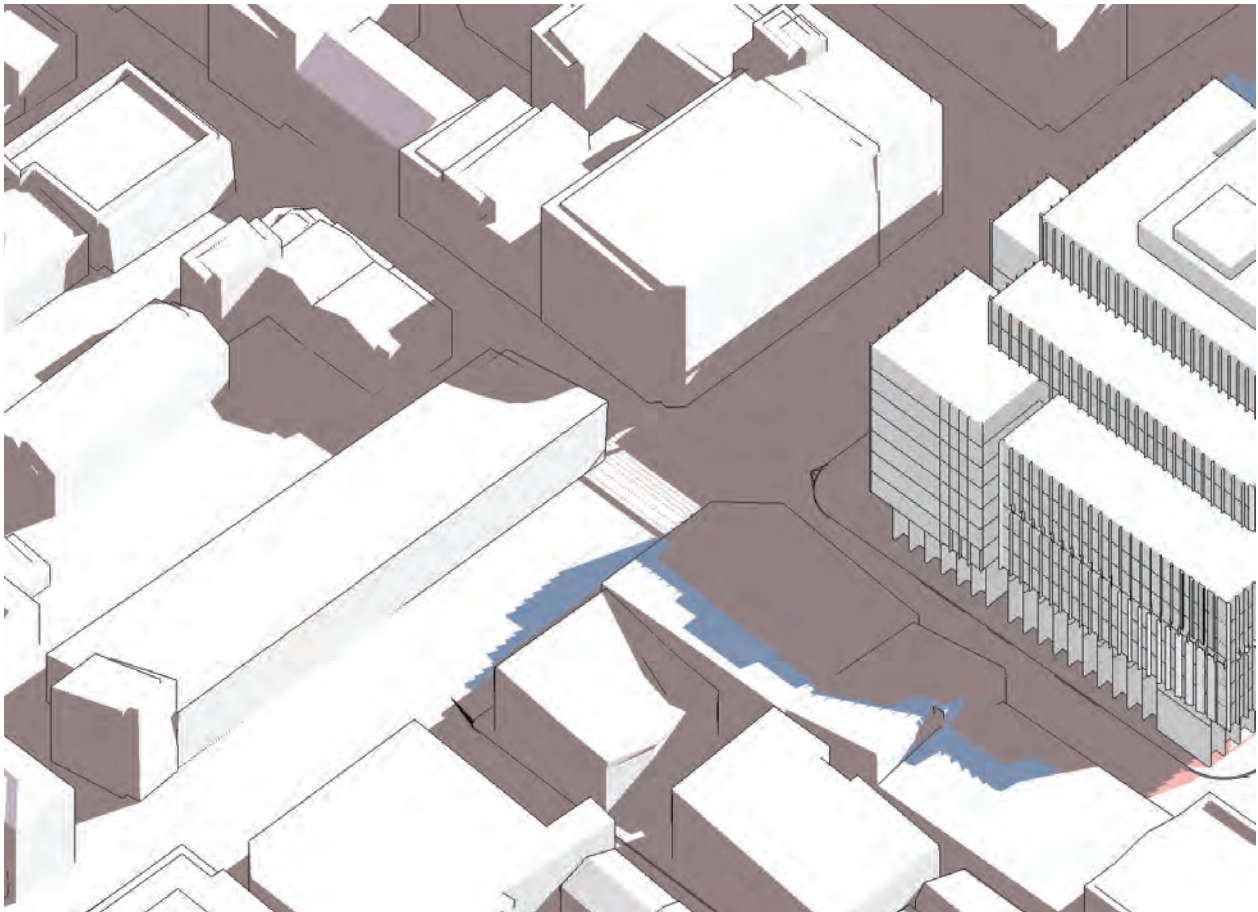
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ABERCROMBIE ST JUNE 21 - 10:30AM



ABERCROMBIE ST JUNE 21 - 11AM

COMPLIANCE

TABLE OF COMPLIANCE	SEPP 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT		
DESIGN QUALITY PRINCIPLE	OBJECTIVE/ CONTROL	EVALUATION	VERIFICATION
01 CONTEXT	Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.	<ul style="list-style-type: none">• The site is located at the SW corner of the Central Park development and as such the built context includes both new higher density buildings and the lower density older surrounds.• Surrounding uses include a mix of residential, retail and commercial and to the east is the large new Chippendale Green recreation area.• The roads bounding the site range from busy through routes like Abercrombie St to the quieter circulation routes of Central Park.• The proposal is a mixed-use block building with a stepped form ranging in height from 8 to 13 storeys, with a 3-storey split-level basement car park. Vertical louvre sun shading is angled to respond to the sun. The louvres and light and ventilation slots or 'snorkels' articulate the facades. Ground floor commercial uses and an amenity area for residents address the main street frontages. Residential apartments are located opposite the park on ground floor and on the upper levels.• The proposal is consistent with the varied context and the desired future character of the area as encapsulated in the Approved MCP.• The proposal for a quality mixed use building makes a strong contribution to the character of the locale.	✓
02 SCALE	Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.	<ul style="list-style-type: none">• The proposal is consistent with the building envelope, bulk and heights established in the Approved MCP.• The proposal steps from 8 storeys at the facades up to 13 storeys within the centre of the block, mediating in height and scale between the adjacent Central Park buildings and the surrounding built form. The stepped form creates an appropriate scale at street level and mitigates overshadowing.	✓
03 BUILT FORM	Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	<ul style="list-style-type: none">• The elegant design of the proposal establishes the SW corner of the Central Park site with a clearly modelled stepped block form and articulated facade.• The alignments are consistent with adjacent new and existing buildings and reinforce the boundaries of the public domain, with additional public space, covered in part, provided on Abercrombie Street. This usable area is designed to contribute to the life of the street and improve the usability and viability of the ground floor commercial spaces.• The proposal forms a strong bookend to the west end of the Main Park.• The floor plate depth is appropriate to the building use and a central core allows maximum outlook for residential apartments. The internal void at the lower levels and lobbies which are generally naturally lit offer pleasant common areas.• The depth from the central core to the facades is less than 18m.• North facade: 17.8m separation is achieved at a minimum between the windows/ balconies of habitable rooms on the north facade of the proposal and windows of habitable rooms on the adjoining block. This is in accordance with the street setbacks established by the Approved Concept Plan (as modified).• Other facades: to the south are commercial buildings. [To the west the building separation is over 24m. To the east is the Chippendale Green.]	✓
04 DENSITY	Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality	<ul style="list-style-type: none">• The proposal is consistent with the building height, envelope and GFA established in the Approved MCP.• The density is appropriate for the site, which is located in central Sydney with excellent public transport links and proximity to employment and recreation opportunities.• The density responds to the Client Brief and to market demand.• As part of the sustainability approach the proposal utilises the infrastructure established for Central Park including the tri-generation and water recycling plants as part of the sustainability approach.	✓

09 SOCIAL DIMENSION AND HOUSING AFFORDABILITY	Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.	<ul style="list-style-type: none">• The proposal provides well-designed and flexible apartments with varied planning to suit different accommodation needs. The apartments options are an appropriate type of accommodation for both the site and the area.• Investigations undertaken by the developer indicate that there is a demand in this area for the type of accommodation proposed.• The provision of adaptable apartments responds to the area's increasing demand for accessible residences and for the changing needs of occupants over time.	✓
10 AESTHETICS	Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.	<ul style="list-style-type: none">• The proposal employs a variety of quality materials, textures and finishes to create visual interest in a harmonious way and reflect the quality of the proposed accommodation.• The ground floor level is clearly articulated with shop-fronts to commercial spaces and screening to ground floor residences. The car park entry and services zone is discreetly integrated in the northern facade.• The upper residential levels are articulated via vertical louvres, glazing elements and loggias with light and ventilation slots or 'snorkels' punctuating the built form.• The stepped building form provides strong massing illustrating the sun access plane whilst offering appropriate building frontage heights.	✓

PRIVATE OPEN SPACE AND
BALCONIES

Private open space is to have a north west to north east aspect where practicable (Clause 4.2.3.7).		YES
Private open space is to be directly accessible from the living area of the dwelling and capable of serving as an extension of the living area (Clause 4.2.3.7).		YES
Private open space for ground floor dwellings is to be located at the ground level where possible, with a maximum gradient of 1 in 20 (Clause 4.2.3.7).		YES
Private open space (POS) is to have the following minimum consolidated area and dimensions for all dwellings (Clause 4.2.3.7): <ul style="list-style-type: none">ground level dwellings: 25sqm with a minimum dimension of 4m; andupper level units: 10sqm with a minimum dimension of 2m.	Minimum dimensions are maintained for POS. Ground level dwellings have smaller usable external areas than 25sqm with a minimum dimension of 4m. They are screened with an additional planting zone for privacy and to improve the amenity of the POS. Upper level units all have POS provided in the form of loggias or generous terraces. Loggias are typically 7.5 sqm to 11sqm with a minimum dimension of 4m and have been maximised wherever possible.	NO
Where environmental conditions could significantly diminish the amenity of private open space the requirement for private open space may be waived (Clause 4.2.3.7).		YES
Balconies are to have external finishes to walls, floor and ceilings (Clause 4.2.3.7).		YES
A planting bed adjacent to the street boundary is to be provided for all ground floor dwellings. Where a level courtyard is not possible, a deck or split level courtyard is to have a levelled area with a minimum dimension of 2m (Clause 4.2.3.7).		YES
Where environmental conditions including wind and noise effects could significantly diminish the amenity of private open space, the consent authority may waive the requirement for the provision of private open space (Clause 4.2.3.7).		N/A
Wind and acoustic treatments of private open space must not result in the space being enclosed where it becomes part of the building envelope as defined by the BCA. Where, in the opinion of the consent authority, the private open space has the character of a habitable room it will be included as GFA (Clause 4.2.3.7).		N/A

COMMON OPEN SPACE

Provide an area of common open space under common title that is at least 25% of the total site area and has a minimum dimension of 6m. The calculation of the required area of common open space is to exclude driveways, parking areas, essential access paths such as fire escape routes, indoor gymnasiums and outdoor clothes drying areas (Clause 4.2.3.8).	A residential amenity lounge is provided at ground floor level, visually connected to the lobby and to the Abercrombie St frontage. At roof level a common terrace with BBQ areas is provided for resident use. The combined area of these spaces is 9% of the site area.	NO
At least 30% of the common open space area is to receive 2 hours of direct sunlight between 9am and 3pm on 21 June (Clause 4.2.3.8).		YES
Common open space may be located on elevated gardens or roof tops provided that the area and overall design can be used for the recreation and amenity needs of residents (Clause 4.2.3.8).		YES
Roof top areas designed for use as recreation facilities are to have a high standard of finish and design. The design of exterior private open spaces such as roof top gardens must address visual and acoustic privacy, safety, security and wind effects (Clause 4.2.3.8).		YES
Common open space is to be located and designed to: <ul style="list-style-type: none">be seen from the street between buildings;have a northerly aspect where possible;be additional to public thoroughfares;present as a private area for use by residents only;include passive surveillance from adjacent internal living areas or pathways;provide for active and passive recreation needs of all residents; andprovide soft landscaping.		YES
Unpaved soft landscaped area must comprise a minimum of 50% of the total area of common open space (Clause 4.2.3.8).	The building footprint at ground floor level conforms to the Approved Concept Plan (as modified). The building footprint does not allow for soft landscape area at ground level. Soft landscaping is provided at street level to the perimeter of the building and forms part of the public streetscape.	NO

VENTILATION	For single facing apartments, the depth of the apartment is to be less than the width of its external face to encourage good ventilation (Clause 4.2.3.9).	The majority of single-aspect apartments are provided with opening windows both to the external facade and to the 'snorkels' or light and ventilation slots that articulate the building, allowing for cross-ventilation and mitigating the effects of the floor plate depth, which is determined by the Approved Concept Plan (as modified) building envelope.	NO
FLEXIBLE HOUSING AND DWELLING MIX	The following residential mix is to be provided (Clause 4.2.3.12): <ul style="list-style-type: none">• Studio: 5 – 10%;• 1 bedroom: 10 – 30%;• 2 bedroom: 40 – 75%; and• 3+ bedroom: 10 – 100%	The residential dwelling mix responds to high demand in this dense inner-city area for one bedroom and studio apartments, with reduced demand for larger family-oriented residences. Refer areas schedule for details.	NO
	The maximum percentage of 1 bedroom dwellings may be increased above 30% provided that the number of studio dwellings and 1 bedroom dwellings combined does not exceed 40% of total dwellings.	Refer above.	NO
	New development is to demonstrate that internal designs allow adaptation to different uses over time by (Clause 4.2.3.12): <ul style="list-style-type: none">• showing internal walls that can be easily removed;• locating services where they will not impede the future conversion of the unit into a different configuration; and• incorporating, in at least 10% of dwellings in a development, the opportunity for parts of a dwelling to be separately or independently occupied, for example, dual key apartments.		YES
	Dwellings comprising two or more bedrooms may be configured as dual key apartments provided that (Clause 4.2.3.12): <ul style="list-style-type: none">• both apartments are accessed from a shared private lobby or have dual access;• where a strata plan exists, both apartments are contained within a single strata unit; and• it does not impact on significant fabric or spaces of a heritage item.		YES
RESIDENTIAL USES ON THE GROUND AND FIRST FLOOR	Ground floor residential uses are to be provided with a minimum of: (Clause 4.2.5.4): <ul style="list-style-type: none">• 3m primary building setback, except where a zero lot line has been established by existing adjacent development;• 4m setback from the site boundary to the glass line enclosing an internal space at the ground and first floor; and• 3m wide deep soil landscape setback as a private front garden. The garden may be located up to 1m above the street level.	Setbacks are in accordance with the Approved Concept Plan (as modified). Soft landscaping zones and changes in level effectively screen residences from the street and enable enjoyment of outdoor terraces.	NO
	Ground floor level is to be a maximum of 1.2m above the adjacent public domain level with 0.8m to 1m preferred to allow a good level of privacy and passive surveillance. On a sloping site step the ground floor levels to maintain an optimal relationship to the street for each dwelling (Clause 4.2.5.4).	The site is flood affected. For this reason and due to the slope of natural ground level, the finished floor levels of residential apartments vary between on grade to 1.6m above the adjacent footpath, giving an appropriate level of privacy for the apartments whilst maintaining good passive surveillance of the public domain.	NO
	Sills or opaque treatments to ground floor windows are to be a minimum of 0.8m above ground floor level to provide privacy (Clause 4.2.5.4).	The sectional relationship between apartments and the street, with differences in level, soft landscaping and fencing provides screening for privacy. Refer also to Architectural Design Report	NO
	Ground floor dwellings that face the street are to have individual entries to the street (Clause 4.2.5.4).	The flood impact on the site and difference in level between the sloping natural ground plane and internal levels preclude direct individual entries to the street.	NO
	A predominantly open contemporary steel palisade fence up to a maximum of 1.4m high is to be located on the site boundary (Clause 4.2.5.4).	Fence heights are variable with a maximum of 1.6m on the street facade, providing privacy and screening to residences whilst maintaining a connection with the street.	NO
RESIDENTIAL FLAT BUILDINGS AND SERVICED APARTMENTS	A space is to be provided inside each dwelling for separate storage of at least one day's volume of general waste, recyclables and compostable materials.		YES
	For buildings more than 3 storeys, provide a waste and recycling chute on each floor such that the total travel distance from any dwelling to a waste chute does not exceed 40m (Clause 4.2.6.2).		YES
	Where a waste and recycling chute system is used (Clause 4.2.6.2): <ul style="list-style-type: none">• chute openings are to open only into a waste service compartment or room for safety purposes; and• the waste service compartment or room on each floor must also include space for containers for the intermediate storage of recyclables.		YES

	Provide a centralised waste and recycling room near the collection point with capacity to store all waste and recycling likely to be generated in the building in the period between normal collection times and an additional room/cage of 8m2 to store bulky items (Clause 4.2.6.2).	YES
	An additional room or caged area with a minimum volume of 8m³ is to be allocated and designated with signs for the storage of discarded bulky items and recyclable electronic goods (Clause 4.2.6.2).	YES
ADDITIONAL PROVISIONS FOR MIXED USE DEVELOPMENTS	The waste handling, storage and collection systems for residential and commercial waste are to be separate and self-contained (Clause 4.2.6.3).	YES
LETTERBOXES	Provide individual letterboxes where ground floor residential flat building units have direct access to the street (Clause 4.2.6.8).	YES
	Provide a mailbox structure that meets the relevant Australia Post requirements. The mailbox structure is to be located close to the major street entry to the site. All letterboxes are to be lockable (Clause 4.2.6.8).	YES

TABLE OF COMPLIANCE	KEY PLANNING CONTROLS - CENTRAL SYDNEY DCP 1996		
PROJECTIONS UPON A PUBLIC ROAD	Projections for decoration or protection from the sun, projections of a decorative nature (such as cornices, eaves, sills, mullions and architraves) and projections that are designed and/or intended as sun protection devices may project beyond the alignment of the road, if the projections extend not more than 450mm beyond the road alignment; <ul style="list-style-type: none">are not less than 3 metres above the footpath;are at any time, not less than 800 mm from the face of the kerb; andare constructed of masonry, reinforced concrete or other approved non-combustible material (Clause 10.3.1).	In the absence of a similar detailed provision in the City of Sydney DCP 2012, the numerical controls in this clause have been used to set the projection of external louvres into the southern easement of the Block 8 site.	YES

AREA CALCULATIONS

GFA

NSA*

*

NOTE

All areas are preliminary and subject to design development.

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PARKING										
TOTAL		TENANCY TYPE							Accessible Spaces	Motorbike Spaces
		Studio	1 Bed	2 Bed	3 Bed	Car Share	Commerc.	Resi. Visitor	Com.Visitor	(incl in total)
PROPOSED CAR	88	0	0	56	26	6	0	0	0	28
PROPOSED BICYCLE	251	43	80	76	30	0	1	18	3	n/a