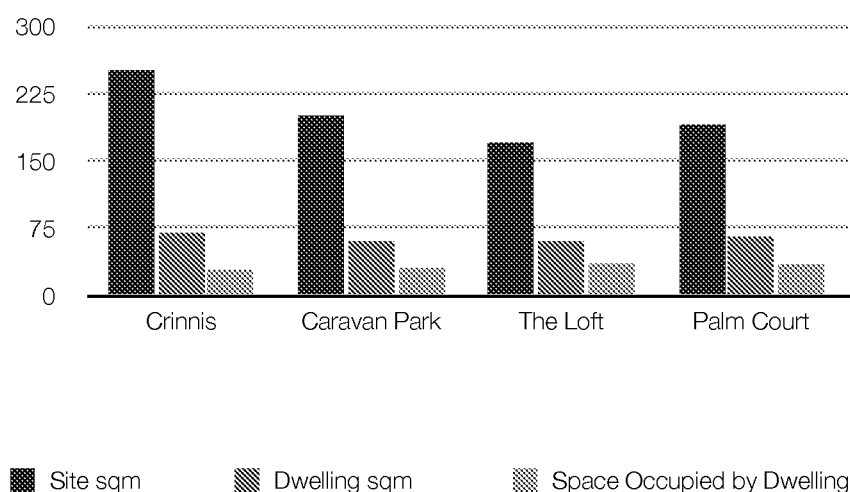


Sea Road Development a Comparison of Scale

The information below illustrates the scale of the proposed Crinnis site and dwelling is characteristic of and in keeping with all established and impending developments in the sector of Sea Road appropriate to the proposed development.

The proportions of the proposed plot and amenity space are characteristic of and directly comparable to recent established and impending development. It is therefore considered that the Crinnis development will not constitute a cramped form of development, it is in full accordance with adjacent and impending development.



The proposed dwelling occupies...	28% of the site
The Loft, 129 Sea Road...	35%
1, Palm Court...	34%
The Caravan Park House...	30%

Area of proposed site:	250sqm (.025 hectare)
Proposed dwelling footprint:	69sqm

Sea Road Residential Development Density applicable to the proposed development:

Sea Road WEST: 51 dwellings per hectare

Sea Road EAST: 40 dwellings per hectare