

PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT COX'S GREEN



- NOTES**
- ① VEHICULAR AND PEDESTRIAN ACCESS FROM WHITING WAY
 - ② A CENTRAL ARRIVAL SPACE AT THE INTERSECTION OF STRATEGIC VEHICULAR AND SUSTAINABLE TRANSPORT ROUTES
 - ③ EXISTING TREES AND HEDGEROW TO BE MAINTAINED AND ENHANCED TO SCREEN THE OUTWARD FACING DEVELOPMENT
 - ④ PROPOSED HEDGEROWS TO SOFTEN THE DEVELOPMENT EDGE TO THE OPEN SPACE
 - ⑤ PROPOSED PEDESTRIAN FOOTPATHS TO ENABLE CAR-FREE MOVEMENT BETWEEN EXISTING DEVELOPMENT AND THE PROPOSAL
 - ⑥ POTENTIAL EMERGENCY VEHICULAR ACCESS TO COX'S GREEN
 - ⑦ EXISTING DRAINAGE BASINS
 - ⑧ NEW FOOTPATHS AND CIRCULAR WALKING ROUTES
 - ⑨ PROPOSED PLAY SPACE
 - ⑩ EXISTING DRAIN/WATERCOURSE
 - ⑪ PROPOSED SUDS BASIN
 - ⑫ APPROXIMATE EXTENT OF FLOOD ZONE 3
 - ⑬ GREENSPACES TO INCLUDES NEW NATIVE PLANTING INCLUDING WILD FLOWERS, GRASSES, SHRUBS, AND TREES FOR THE BENEFIT OF BIODIVERSITY AND CREATION OF NEW HABITATS
- DEVELOPMENT SUMMARY**
- NET DEVELOPABLE AREA = 2.22 HA
- DWELLINGS = 80 @ 36 DPH
- GROSS AREA = 5.05 HA



HIGHGROVE
— STRATEGIC LAND —

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT COX'S GREEN

DRAWING:
ILLUSTRATIVE MASTERPLAN
JULY 2025

SCALE:
1:1000 @ A1

STEN
ARCHITECTURE

RIBA **URBAN DESIGN GROUP**
Chartered Practice **RECOGNISED PRACTITIONER**

N
NORTH