

## Mount Pleasant Bowling Club Site Redevelopment Overview of the Three Concept Plans



- New park = 4,171m<sup>2</sup> (29.6% of the site)
- 22 lots with lot sizes ranging between 350m<sup>2</sup> to 482m<sup>2</sup> based on R20 density
- Right of way to provide vehicular access to the eight adjoining lots and pedestrian access through the site
- Upgrade streetscapes along Canna Way, Glencoe Road and Bedford Road, including footpaths, grass and street trees
- 16 car bays for park
- The detailed design of the park to be prepared at a future stage



- New park = 4,204m<sup>2</sup> (30% of the site)
- 21 lots with lot sizes ranging between 360m<sup>2</sup> to 496m<sup>2</sup> based on R20 density
- Park to provide pedestrian access through the site
- Upgrade streetscapes along Canna Way, Glencoe Road and Bedford Road, including footpaths, grass and street trees
- 16 car bays for park
- The detailed design of the park to be prepared at a future stage



- New park = 4,269m<sup>2</sup> (30% of the site)
- 18 lots with lot sizes ranging between 360m<sup>2</sup> to 482m<sup>2</sup> based on R20 density
- One Aged or Dependent Persons Dwelling (shown as over 55's) site with six potential dwellings. This is based on independent living and based on the Residential Design Codes requirements
- Upgrade streetscapes along Canna Way, Glencoe Road and Bedford Road, including footpaths, grass and street trees
- The detailed design of the park to be prepared at a future stage