



PLAN NOTES

- Layout is subject to Council approval.
- Site Boundaries and Areas require confirmation via re-establishment survey.
- Further requirements may be needed but not finalized until the appropriate investigations have been reported, including but not limited to:
 - Feature Survey, Flora and Fauna, Arboricultural Survey,
 - Archaeological, Engineering Services, Traffic Engineering.

SOURCE DATA

- Surrounding boundary data via from supplied VICMAP digital data.
- Subject site details features via SMEC Urban Survey 3440895s-01.
- Aerial imagery via from Nearamap under agreement.
- Native Vege patch approx. via Practical Ecology Map 1 08/05/2018 (HZ3).
- Retarding Basin size and location via: Water technology 18/09/18.

DESIGN NOTES

- All existing trees to be removed unless capable of being retained at detailed design phase.
- Creek and RB sites still subject to detailed design approval.
- Larger Lots fronting Hams Rd in accordance with DPO.
- Flood zone area mitigated current Retarding Basin design.
- MD Superlot area adjacent to Power Substation TBC (south may be subject to overland flows).
- MD Superlot existing overhead electrical lines to be potentially relocated underground, subject to authority approval and detailed design.
- Courthead layout subject to detailed design Via Traffic Engineers.
- Location class of T1 (Residential as per AS 2885.1-2012) shall be maintained within 120m of the gas pipeline.

LEGEND

- SITE BOUNDARY
- STAGING
- SHARED PATH
- ACCESS FOR RETARDING BASIN 1
- BUFFER DEFAULT (250m)
- BUFFER (170m offset gas markers)
- 8M BUFFER WITHIN SUPERLOT (*treatment to be confirmed*)
- EXISTING EASEMENT: TO BE REMOVED (subject to authority approval)
- Ghazepore & Hams Road roundabout: subject to detailed design
- Hams Rd ultimate design: refer to Traffic Report for cross section
- "Patch of Grassy Woodland" within Hams Road southern verge, to be removed due to road widening.

69-93 Hams Road		14.48ha	
			% of SA
Retarding Basin 2	0.60ha	4%	
Creek Corridor 2	0.18ha	1%	
Creek Reserve 2	1.77ha	12%	
Drainage Link	0.13ha	1%	
Open Space: Local Park 2	0.53ha	4%	
total:	3.21ha	22%	
NET DEVELOPABLE AREA		11.27ha	
Local Roads	3.06ha	21%	
Tree Reseve	0.00ha	0%	
Residential Interface Lots	0.81ha	6%	
Residential Lot Area	6.43ha	44%	
MD Superlot Area	0.97ha	7%	
total:	11.27ha	78%	
RESIDENTIAL LOT YIELD (excluding MD sites)			
Standard Residential:	166		
Average:	387m ²		
Residential Interface lots	9		
Average:	895m ²		
Total	175		

35 Hams Road		9.38ha	
			% of SA
Retarding Basin 1	0.85ha	9%	
Creek Corridor 1	0.32ha	3%	
Creek Reserve 1	1.15ha	12%	
Reserve - Overland Flows	0.15ha	2%	
Pump Station	0.09ha	1%	
Drainage Link	0.07ha	1%	
Open Space: Local Park 1	0.37ha	4%	
total:	3.00ha	32%	
NET DEVELOPABLE AREA		6.38ha	
Local Roads	1.57ha	17%	
Tree Reseve	0.11ha	1%	
Residential Interface Lots	0.93ha	10%	
Residential Lot Area	2.54ha	27%	
MD Superlot Area	1.23ha	13%	
total:	6.38ha	68%	
RESIDENTIAL LOT YIELD (excluding MD sites)			
Standard Residential:	72		
Average:	352m ²		
Residential Interface lots	11		
Average:	847m ²		
Total	83		