



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
- 1 1 INDICATIVE RESIDENTIAL STAGING
- SHARED PATH
- ACCESS FOR RETARDING BASIN 1
- BUFFER DEFAULT (250m)
- BUFFER (120m offset gas markers)
- BUFFER (interface & treatment to be confirmed)
- EXISTING EASEMENT: TO BE REMOVED
- Ghazeeppore & Hams Road roundabout: subject to detailed design
- "Patch of Grassy Woodland" within Hams Road southern verge, to be removed due to road widening.
- Layout & interface over this area of No. 35 is subject to further discussions with Powercor and detailed design.

69-93 Hams Road		14.48 ha	
	AREA	% of SA	
Retarding Basin 2	0.60 ha	4%	
Creek Corridor 2	0.18 ha	1%	
Creek Reserve 2	1.70 ha	12%	
Drainage Link	0.12 ha	1%	
Open Space - Local Park 2	0.53 ha	4%	
sub total	3.14 ha	22%	

NET DEVELOPABLE AREA		11.35 ha	
Local Roads	3.11 ha	21%	
Tree Reserve	0.15 ha	1%	
Residential Interface Lots	0.81 ha	6%	
Residential Lot Area	7.28 ha	50%	
sub total	11.35 ha	78%	

RESIDENTIAL LOT YIELD	
Standard Residential	152
Average	479 m ²
Residential Interface Lots	9
Average	895 m ²
TOTAL:	161

COMBINED SITES	
Yield	245
Average	513 m ²
NDA	17.73 ha
Density	13.8 lots/NDA

35 Hams Road		9.38 ha	
	AREA	% of SA	
Retarding Basin 1	0.85 ha	9%	
Creek Corridor 1	0.32 ha	3%	
Creek Reserve 1	1.15 ha	12%	
Reserve- Overland Flow	0.15 ha	2%	
Pump Station	0.09 ha	1%	
Drainage Link	0.07 ha	1%	
Open Space: Local Park 1	0.37 ha	4%	
sub total	3.00 ha	32%	

NET DEVELOPABLE AREA		6.38 ha	
Local Roads	1.82 ha	19%	
Tree Reserve	0.09 ha	1%	
Residential Interface Lots	0.88 ha	9%	
Residential Lot Area	3.59 ha	38%	
sub total	6.38 ha	68%	

RESIDENTIAL LOT YIELD	
Standard Residential	74
Average	485 m ²
Residential Interface Lots	10
Average	883 m ²
TOTAL	84